

PROMINENT CLASS E OPPORTUNITY

BRENTWOOD

2A HIGH STREET

Description

Brentwood is an affluent commuter town with a population of circa 80,000. The subject premises are located on the northern end of Brentwood High Street.

The premises are adjacent to Bairstow Eves and Piccola whilst in proximity to Halifax, JD Weatherspoon's, KFC, Giggling Squid, Pizza Express and Marks & Spencer.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged over ground floor providing the following area:

Ground Floor NIA 920 sq. ft. (85.47 sq. m)

Lease

The premises are available on a new effectively full repairing and insuring lease for a term of years to be agreed.

Rent

£35,000

per annum exclusive.

Service Charge

The property is subject to a service charge. Details are available on request.

Subject to Contract



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value £31,000 **UBR (24/25)** 0.499p

All parties are to advised to make their own enquires to the relevant authority.

EPC

An EPC has been commissioned. A full report is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

Strictly via appointment through joint agents, **Green & Partners**, contacting:

Ben Sykes 07572 075103

ben.sykes@greenpartners.co.uk

Matt Beardall 07912 746923

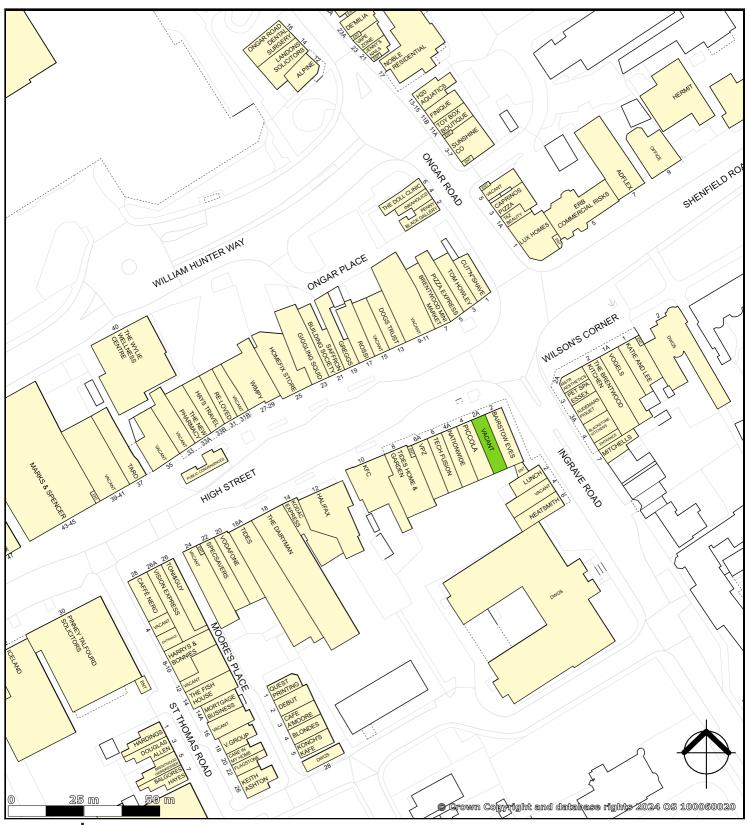
matt.beardall@greenpartners.co.uk

Or, MJM Property Consultants, contacting:

Mark Mannering 07896 768002 mark@mimpropertyconsultants.co.uk

green&partners

2a High Street Brentwood



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