

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.



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@mjmpropertyconsultants.co.uk

Subject to Contract

2a High Street Brentwood

