### PROMINENT CLASS E OPPORTUNITY

# BRENTWOOD

## KIOSK UNIT

### 46 HIGH STREET



#### Description

Brentwood is an affluent commuter town with a population of circa 80,000. The unit is located just off the main high street in Brentwood, Essex. The unit is situated on the forecourt/main external square of the Baytree Shopping Centre.

The premises are directly located behind **NatWest**, whilst in proximity to **WHSmith**, **Gail's**, **Waterstones**, **Tesco Express** and **Burger King**.

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** 

118 sq. ft (10.96 sq. m)

#### Lease

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

Rent



per annum exclusive.

Subject to Contract

#### 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 sole agents, **Green & Partners**, contacting:

Ben Sykes 07572 075103 ben.sykes@greenpartners.co.uk

Sophie Marich07375 625623sophie.marich@greenpartners.co.uk

#### In partnership with:





020 7659 4848 | info@greenpartners.co.uk | greenandpartners.co.uk

Green and Partners for themselves and for the vendors of this property whose agents they are, give notice that. These particulars do not form any part of any offer or contract: the statements contained therein are used without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each of the statements made herein; and the vendor does not make or give, and neither the firm nor any of their employees have the authority to make or gain, any representation or warranty whatsoever in relation to this property.

Brentwood - Kiosk



created on edozo

Plotted Scale - 1:800