

PROMINENT CLASS E OPPORTUNITY

BRENTWOOD

6A HIGH STREET

Description

Brentwood is an affluent commuter town with an estimated population of around 80,000. The subject premises are situated at the northern end of Brentwood High Street, benefitting from high footfall and visibility.

The premises are adjacent to **Nationwide**, 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 only, providing the following area:

Ground Floor NIA 985 sq. ft. (91.60 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	£28,750
UBR (25/26)	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

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