

PROMINENT CLASS E OPPORTUNITY

BRENTWOOD

8 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 **KFC**, whilst in proximity to **Halifax**, **JD Weatherspoon's**, **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 2,216 sq. ft. (205.87 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

£49,750

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	£54,937
UBR (25/26)	0.546p

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

EPC

The property has a EPC rating of C 57. 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

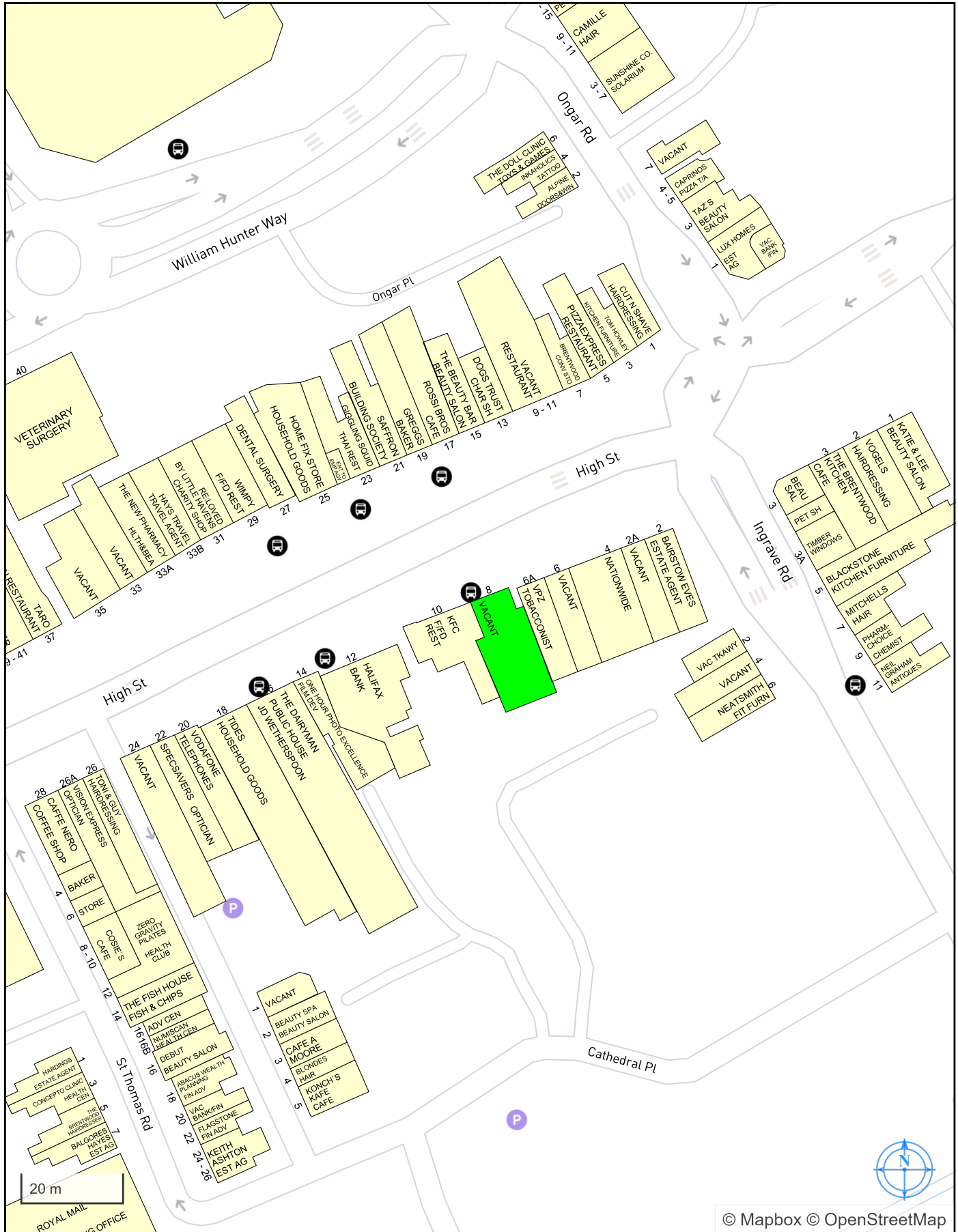
Or, **MJM Property Consultants**, contacting:

Mark Mannering 07896 768002
mark@mjmpropertyconsultants.co.uk

Subject to Contract

Brentwood (Brentwood)

Modified: 21-May-25 08:24:11 / Surveyed: 04-Jul-24



© Mapbox © OpenStreetMap



Copyright and confidentiality © 2025 Experian. All rights reserved.
© Crown Copyright and database rights 2025 AC0000807366

Experian Goad Plan Created: 21/05/2025

For more information on our products and services:
www.experian.co.uk/business-products/goad |
salesG@uk.experian.com