

PROMINENT CLASS E OPPORTUNITY

BRENTWOOD

141-147 HIGH STREET



Description

Brentwood is an affluent commuter town with an estimated population of around 80,000. The subject premises are situated at the southern end of Brentwood High Street, benefitting from high footfall and visibility. The premises are conveniently located around a 10-minute walk from Brentwood Train Station, which provides direct services to Liverpool Street Station in about 39 minutes.

The premises are adjacent to **Pink & White Beauty Salon**, whilst in close proximity to **Anytime Fitness**, **Bennett's Funeral Directors**, **Papa Johns**, and **Subway**.

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 2,477 sq. ft. (239 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

£60,000

per annum exclusive.

Subject to Contract

Service Charge

The service charge for the current financial year is £3,000 per annum.

Business Rates

The property is yet to be valued.

EPC

The property has an EPC rating of B 29. 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

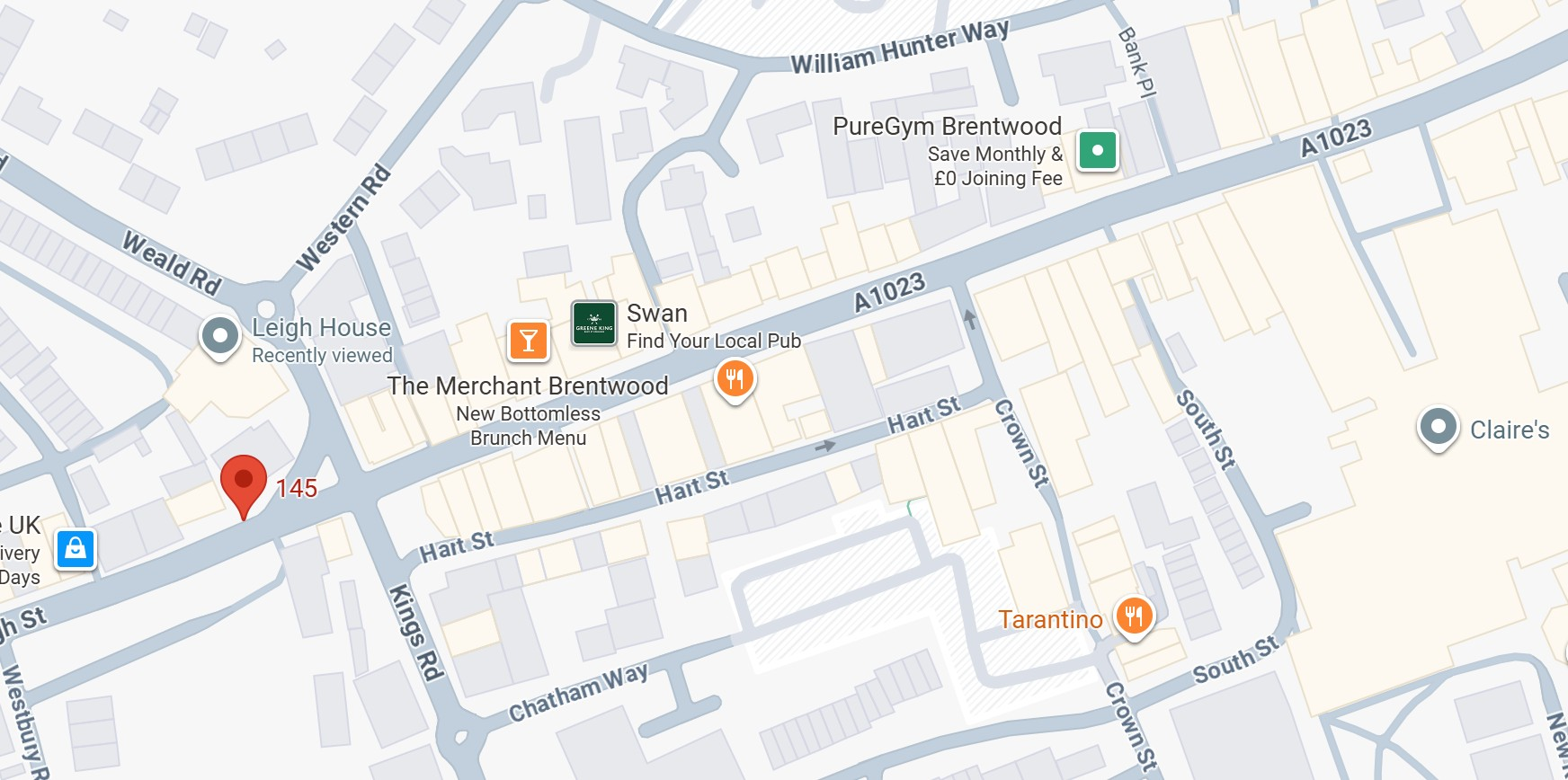
ben.sykes@greenpartners.co.uk

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

Mark Mannering

07896 768002

mark@mjmpropertyconsultants.co.uk



William Hunter Way

Bank Pl

A1023

PureGym Brentwood
Save Monthly &
£0 Joining Fee



Leigh House
Recently viewed



Swan
Find Your Local Pub

The Merchant Brentwood
New Bottomless
Brunch Menu



A1023

Hart St

Crown St

South St



Claire's



145



UK
Delivery
Days

h St

Westbury Rd

Chatham Way

Tarantino



South St

Crown St