

137/137A, HIGH STREET, BRENTWOOD, ESSEX, CM14 4RZ

TO LET - GROUND FLOOR RETAIL/CLASS E UNIT, WITH FIRST/SECOND FLOOR OFFICES (available separately or together)

456 sq.ft - 1,265 sq.ft (42.36 m² - 117.52 m²)



Location

These corner premises are situated very prominently at the junction of High Street, King's Road and Weald Road. Occupiers close by include Subway, Papa Johns, Templeman Opticians, Raymond Anthony, Peking Chef and Anytime Fitness. The High Street contains Marks & Spencer, Robert Dyas, Tesco Express, Boots, Superdrug and Waterstones with a wide range of cafes, eateries and independent retailers. Brentwood Station (Elizabeth Line) is within 10 minutes walk. Off street parking (daily or season ticket) is available a short distance away in William Hunter Way.

Accommodation

The property comprises a ground floor shop unit with kitchen and wc, plus separately accessed offices on first and second floor which also have their own kitchen and wc.

Ground floor shop	456 sq.ft (42.36 m ²)
First floor offices	889 sq.ft (82.59 m ²)
Second floor offices	376 sq.ft (34.93 m ²)

Terms

The property is to be let on a new lease for a term to be agreed. Consideration will be given to letting the ground floor separately from the offices above - please enquire for rental figures.

Rent

£44,000 per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days



Service Charge

The lease will contain provisions for contribution to external maintenance, repair and insurance.

Planning & Use

The property falls within Use Class E

Rates

Rateable Value	to be assessed separately
UBR (2023/2024)	
Rates Payable	

Energy Performance Asset Rating

C 51-75	73 This is how energy efficient this building is
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Legal Costs

Each party to bear their own legal costs. Prospective tenants are strongly advised to take professional property and legal advice before committing to terms.

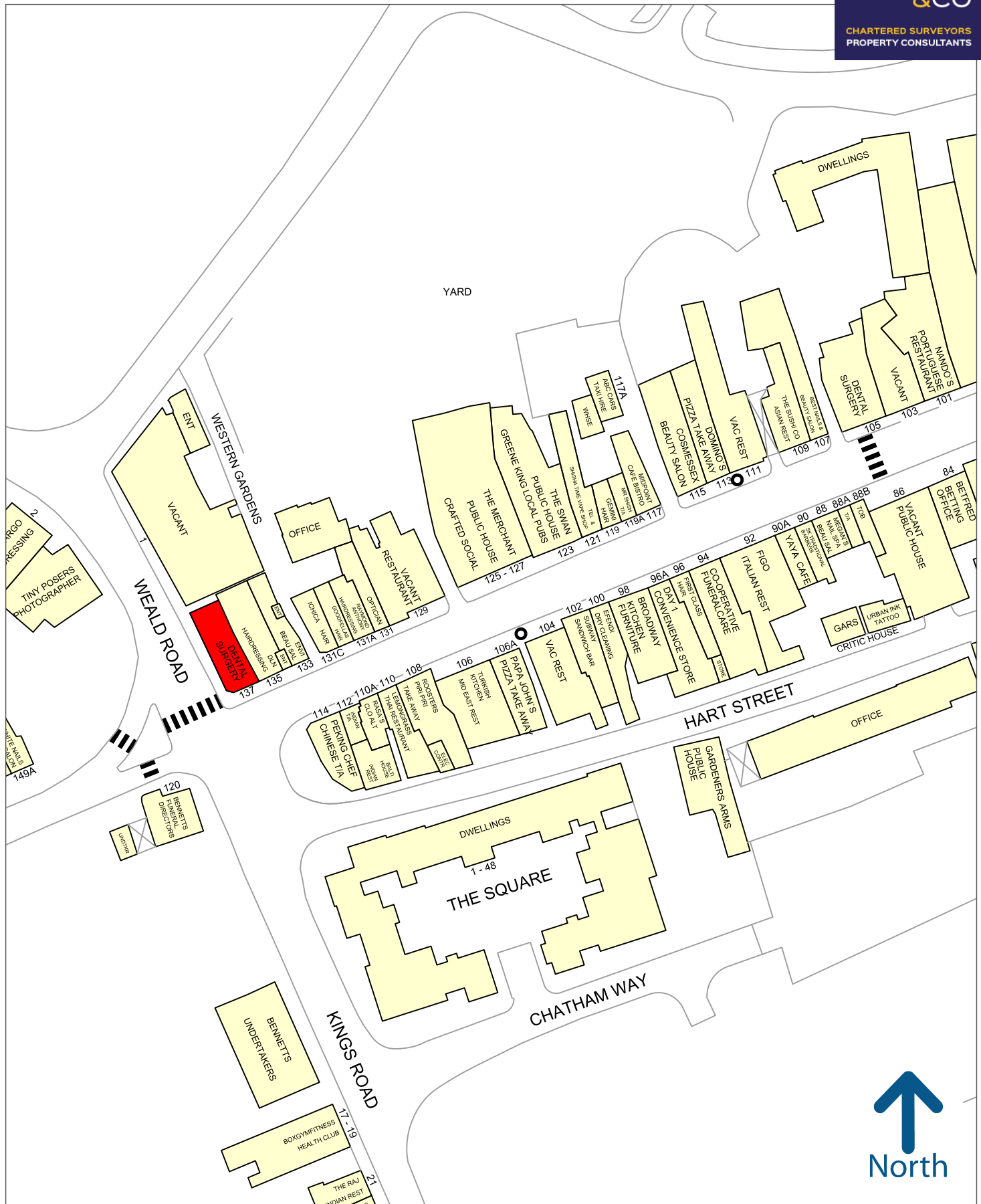
VAT

VAT is not applicable to rental payments for this property.

Viewing & Further Information

Strictly by prior arrangement with Mass & Co:

Graham Green - graham@massandco.com 01277 201300



50 metres

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