

21 WARLEY HILL, BRENTWOOD, ESSEX, CM14 5HR

TO LET - GROUND FLOOR RETAIL/CLASS E UNIT 581 sq.ft (53.98 m²)



Location

The premises are situated on a busy parade at the bottom end of Warley Hill very close to Brentwood (Elizabeth Line) Station and a short walk to Brentwood High Street. Adjoining occupiers include convenience stores, a wide variety of food outlets, hairdressers and others whilst there are a number of large offices in the immediate vicinity.

The property is within easy drive of Shenfield and Brentwood centres and the A12 is within 10 minutes drive.

Accommodation

The property comprises a mid terrace ground floor retail unit. There is a front main sales/trading area with further accommodation to the rear along with kitchen and toilet facilities, the property benefits from rear access which leads out to parking for up to two cars.

Terms

The property is to be offered on new lease terms to be agreed. A rent deposit of 3-6 months will be required subject to status.

Rent

£18,000 per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days

Service Charge

A service charge may be applicable in respect of this property. Further details on request.

Planning & Use

The current use falls within Class E but applicants should make their own enquiries regarding their proposals.

Rates

Rateable Value	10,750
UBR 2023/24	0.499
Rates Payable	5,364.25

Energy Performance Asset Rating

C 51-75	61	This is how energy efficient this building is
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Legal Costs

Each party to bear their own legal costs.

VAT

Value Added Tax is not applicable to the rent.

Viewing & Further Information

Contact Mass & Co:

Graham Green - graham@massandco.com or 01277 201300