

29, HIGH STREET, BRENTWOOD, ESSEX, CM14 4RG

TO LET CLASS E RETAIL/RESTAURANT UNIT

1,249 sq.ft (116.04 m²)



Location

The property is on the north side of Brentwood High Street, close to Wilson's Corner. It is within the prime area, nearby retailers/occupiers including Marks and Spencer, Greggs, KFC, Superdrug, Nationwide, Boots and Holland & Barrett. To the rear of the property, on William Hunter Way, is a Sainsbury's superstore.

Brentwood is an affluent commuter town with a population of approx. 80,000. Brentwood station, which is 10 minutes walk away from the property, provides access to Central and West London via the Elizabeth Line whilst the M25 (J28) and A12 are approx. 5 mins drive away. Main bus stops are immediately outside.

Accommodation

The premises comprises a mid-parade building currently used as a fast food restaurant on the ground floor with further accommodation on the 1st floor.

Ground floor	1,249 sq.ft (116.04 m ²)
First floor	1,102 sq.ft (102.38 m ²)

Terms

The property is to be offered on a new, effectively full repairing and insuring lease, for a term to be agreed.

Rent

£45,000 per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days

Service Charge

NA

Planning & Use

Class E / Restaurant Hot Food

Rates

Rateable Value	30,250
UBR (2025/26)	0.499
Rates Payable	15,094.75

Energy Performance Asset Rating

D 76-100	86	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 applicable to the rent.

Viewing & Further Information

Strictly by prior arrangement with Mass & Co