



104 High Street
Brentwood
Essex
CM14 4AP

To Let - Class E unit with Drinking Establishment use

- High Street location
- 1,137 sqft (63 sqm)
- Available now
- Former Wine Bar

01277 289150

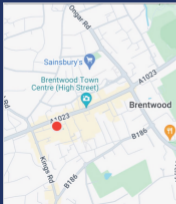
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Location

The property is located at the western end of Brentwood High Street on its southern side situated between Papa John's and Subway. Within the High Street are numerous national and local retailers, bars and eateries. Nationals include Marks & Spencer, Tesco, Superdrug, Boots, Waterstones, Pret a Manger, Nando's, Burger King and Costa Coffee.

Brentwood Rail Station is 10 minutes walk away providing services to London's Liverpool Street and Stratford. The A12 and M25 (J2B) are within 10 minutes drive.



Description

The property is a ground floor Class E unit which was formerly used as a wine bar. The accommodation includes WC's and a storage room. There is rear access from Hart Street. A single parking space at the rear is allocated to the property. Pay & Display parking is also to the rear in the Chatham Way Car Park.

Accommodation

Sales area: 834 sqft (77.5 sqm)
WC's, stores etc: 303 sqft (28.2 sqm)
Total: 1,137 sqft (105.5 sqm)

Terms

The unit is offered on new effectively Full Repairing and Insuring lease on terms to be agreed. Subject to status, a rent deposit and/or personal guarantee may be required.

Rent

£32,000 per year exclusive of service charge, rates, utilities, building insurance. Rent is payable quarterly in advance on the usual quarter days.

Building Insurance

The current building insurance premium is £751.13.

Business Rates

Rateable Value - £34,000

Planning/Use

The property falls into Use Class E and can be used for a range of uses including retail, restaurant, medical, fitness, offices & leisure. The property previously operated as a wine bar.

Energy Performance Rating

To be re-assessed

Value Added Tax

Value added tax is not applicable to the rent.

Legal Costs

Each party to bear their own legal costs.

Viewing & Further information:

Contact MJM Property Consultants:

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