



35 High Street
Brentwood
Essex
CM14 4RG

To Let - Class E Unit with benefit of Premises Licence

- High Street location
- 1,405 ft² (131 m²)
- B Energy Performance Rating
- Available immediately
- New Build

01277 289150

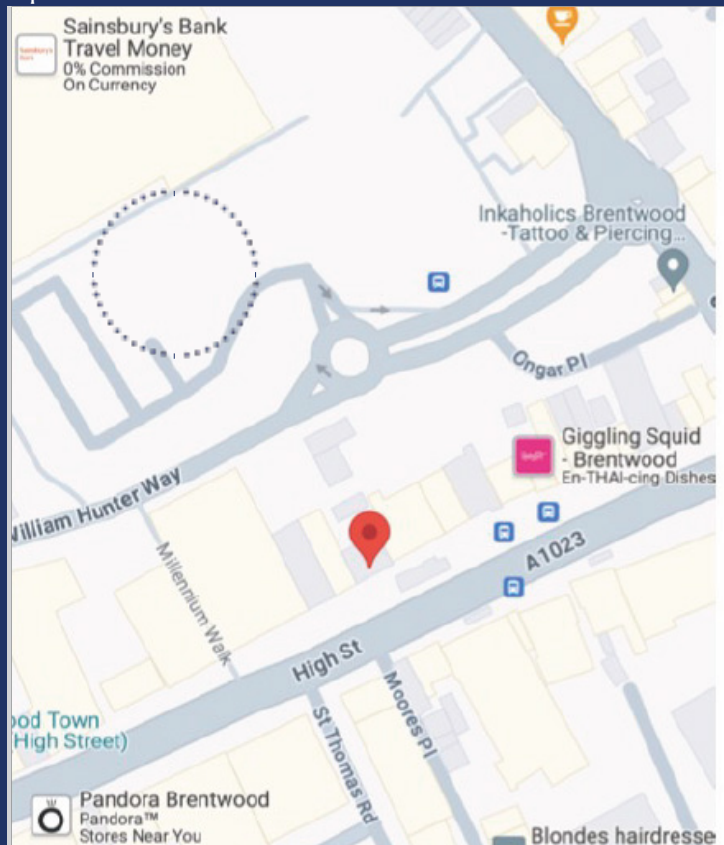
www.mjmpropertyconsultants.co.uk



Location

The premises are located on the north side of Brentwood High Street at its western end close to the junction with Ongar Road.

Brentwood is a busy and affluent town with the High Street in near full occupancy. Major retailers in the town include Marks & Spencer, Sainsburys, Tesco, Boots and Superdrug as well as an array of major restaurant, eateries and cafes including Costa, Caffe Nero, Starbucks, Pret a Manger, Pizza Express, and Giggling Squid.



Accommodation

A new ground floor double fronted Class E unit The building is part of a new mixed use development and the unit is now available now for fit out and occupation. The internal finish shell and core with utilities brought to head points. The Tennat will be required to fit out.

Ground Floor Gross Internal area - 1,405 sqft

Car parking is within close proximity is available in William Hunter Way which is immediately to the rear of the property.

Terms

The property is offered on a new effectively full repairing and insuring lease for a term of 15 years subject to 5 year rent reviews. Subject to status a Rent Deposit and or Personal Guarantee will be required.

Rent

£55,000 per year Exclusive of service charge, rates, utilities, building insurance

Rent is payable quarterly in advance on the usual quarter days.

Service Charge

A service charge is applicable for the common areas. Further details available.

Planning/Use

The property falls into Use Class E and can be use for a range of uses including retail, restaurant, medical, offices & leisure. A premises licence has already been granted. Further details on request.

Energy Performance Rating

To be assessed

Value Added Tax

Value added tax is applicable to the rent & service charge.

Legal Costs

Each party to bear their own legal costs. Subject to terms agreed the Tenant may be required to give a legal undertaking to meet the landlord's abortive legal and agent's costs should the tenant withdraw after draft legal papers have been issued.

Viewing & Further information:

Contact MJM Property Consultants :

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