



53-55 High Street
Brentwood
Essex
CM14 4RH

For Sale - Retail Premises with Planning Consent for Re - Development

- Prime High Street Position
- Planning Consent for Mixed Use
Re-Development comprising 13
residential units and 2 commercial units
- Existing Building - 5,284 ft² (491 m²)

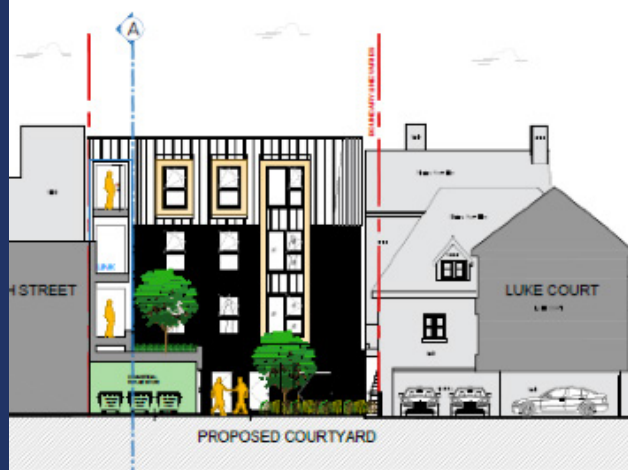
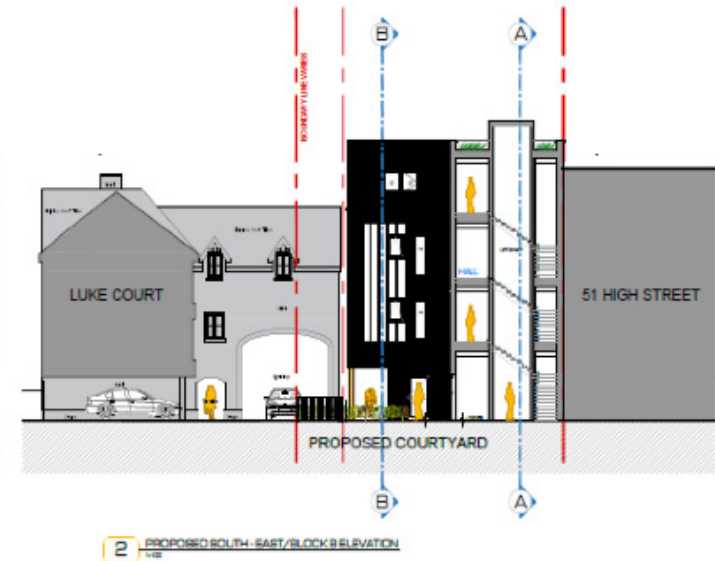
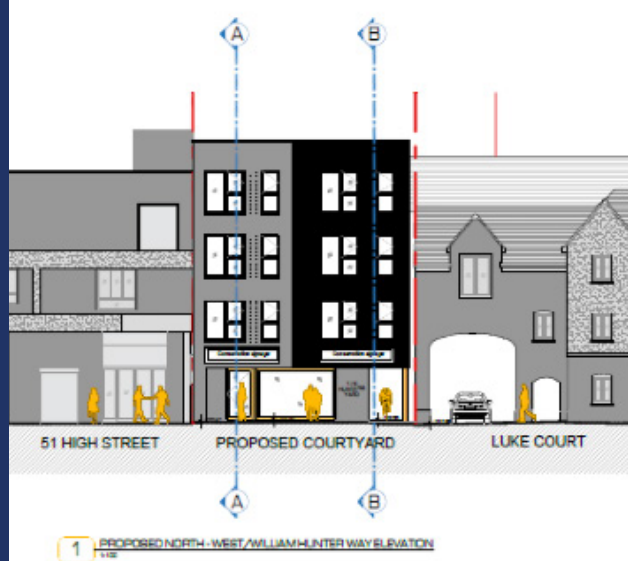
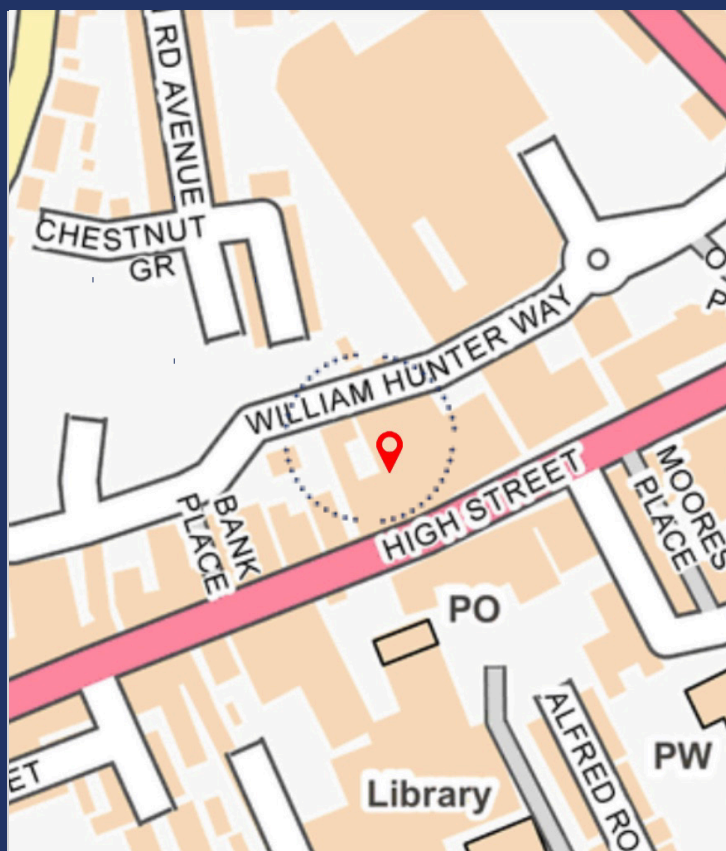
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Location

The property is located on the north side of Brentwood High Street within the prime retail pitch, adjacent to Boots and Yorkshire Building Society and backs on to William Hunter Way. Neighbouring retailers include Marks and Spencer, Tesco Express, Pret a Manger, Superdrug and Holland & Barrett. Immediately to the rear of the property on William Hunter Way there is a Sainsbury's and Brentwood's main pay & display car park.



Description

The property comprises a mid-terraced high street retail unit situated mainly over ground floor with offices, stores and staff facilities at first floor level held under title no EX433654

Existing accommodation

Ground Floor	-	4,562 sqft	424 sqm
First Floor	-	722 sqft	67 sqm
Total	-	5,284 sqft	491 sqm

Proposed Development

A planning consent (21/01440/FUL) is granted subject to a S106 Agreement, for the demolition of an existing rear structure and construction of 3 storey development comprising 13 residential units and ground floor commercial use. The proposed development will provide for two commercial units on the ground floor, one fronting the High Street and the other, fronting William Hunter Way. The proposed first, second & third floors will provide a mixture of 13, 1 and 2 bed apartment and studios and 1 x 3 bed duplex.

Terms

The property is offered freehold with vacant possession..
Unconditional offers only.

Price - £1,350,000

Values Added Tax

VAT is applicable to the purchase price.

Energy Performance Rating

D 81

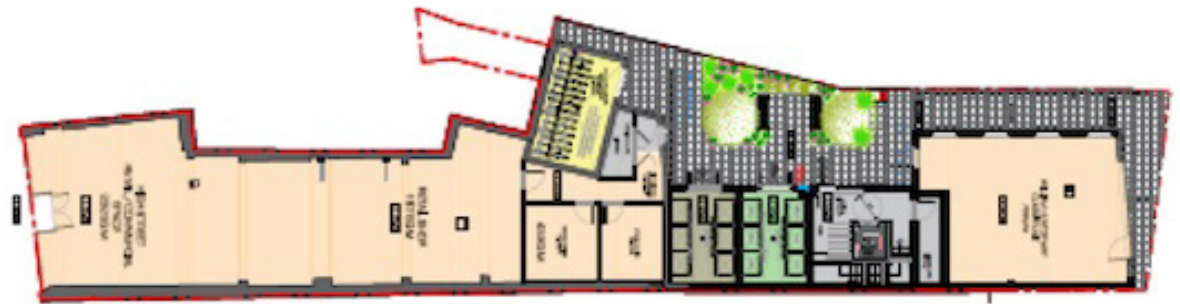
Rateable Value

The property has a current rateable value of £55,000

Legal Costs

Each party to bear their own legal costs

0 PROPOSED GROUND FLOOR PLAN



1 PROPOSED FIRST FLOOR PLAN



Viewing & Further Information

Contact MJM
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