



86 High Street
Brentwood
Essex
CM14 4AP

To Let - Former Pub

- High Street location
- Recently refurbished
- 7,925 sqft (736 sqm) over 3 floors
- Available now

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www.mjmpropertyconsultants.co.uk



Location

The property is situated on the south side of Brentwood High Street at its western end. 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 (J28) are within 10 minutes drive. Local parking is provided by pay & display car parks to the rear of the property.



Accommodation

The property has undergone some recent refurbishment following the departure of the former pub operator and comprises a three storey building. The property has the following floor areas measured on a gross internal basis.

Ground Floor	2,593 sqft	(241 sqm)
First Floor	2,664 sqft	(248 sqm)
incl WC, staff and kitchen areas		
Second Floor	2,688 sqft	(250 sqm)

Total 7,945 sqft (739 sqm)

Terms

The accommodation is to be offered on new full repairing and insuring lease on terms to be agreed.

Rent

£79,000 per year exclusive of business rates, utilities and building insurance.

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

Business Rates

The property has a rateable value of £84,000

Planning/Use

The property has operated previously as a Public House. Interested parties are advised to seek planning advice regarding any potential change of use. The property has the benefit of a valid Premises Licence. Further details on request.

Energy Performance Rating

C 57

Value Added Tax

VAT 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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