



BRENTWOOD UNIT B, 73 HIGH STREET, CM14 4AW



LOCATION

Brentwood is an affluent town in Essex that is well served by both road and rail. It is easily connected to the M25 and A12 at Junction 28 and both Brentwood and Shenfield train stations link to London Liverpool Street Station.

This will be improved further by the arrival of Crossrail in 2019.

The unit is situated in a 100% prime location in the High Street, opposite the Baytree Centre and with the main town centre car park to the rear, accessible via the side return. The unit is situated between **Costa** and **Steamer Trading**, with nearby retailers including **Waterstones**, **Dorothy Perkins** and **FatFace**.

ACCOMMODATION

The unit forms part of a brand new mixed use development with residential above and is arranged on ground floor only. It benefits from glazing to the front, side and rear elevations where there is an outside seating terrace.

The unit has the following approximate area:

Ground Floor 278.7 m² 3,000 ft²

These areas have been measured on a gross internal basis in accordance with the RICS Code of Measuring Practice (5th Edition).

Misrepresentation Act 1967

These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Interested parties must satisfy themselves by inspection or other means as to the correctness of these details.

PLANNING

The unit has an A3 planning consent.

RENT

On Application.

LEASE

New full repairing and insuring lease, subject to further discussion with the landlord.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

BUSINESS RATES

We understand from our enquiries of the VOA website that the premises are assessed for Rates as follows:

Rateable Value To be assessed.

Interested parties are advised to make their own enquiries of the Local Rating Authority.

ENERGY PERFORMANCE CERTIFICATE

A full copy of the EPC is available on request.

VIEWING

All arrangements to view the premises are strictly by prior arrangement through Wrather Property.

CONTACT

Stephen Wrather, Wrather Property

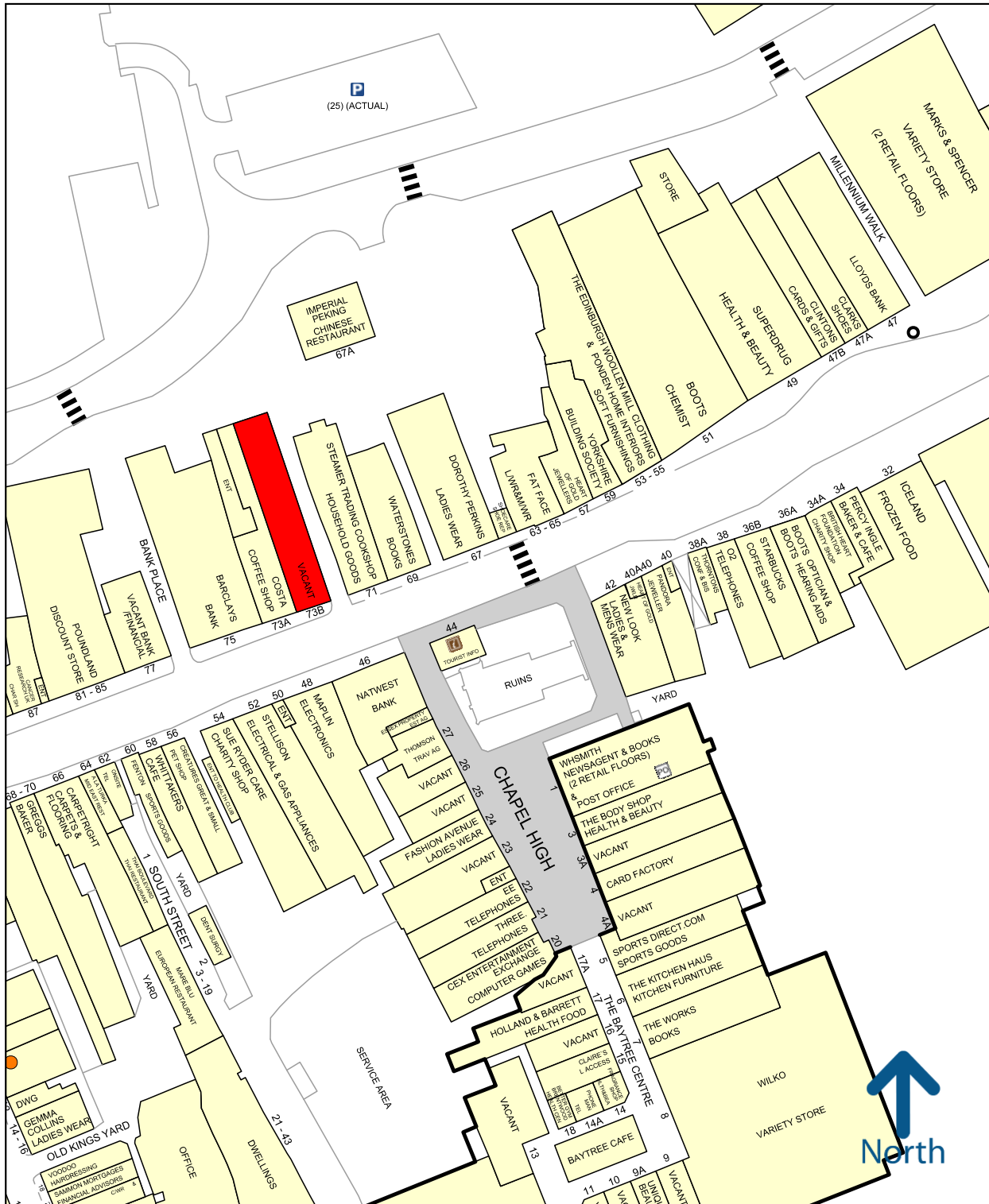
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SUBJECT TO CONTRACT

July 2018



Experian Goad Plan Created: 09/07/2018
Created By: Wrather Property Limited



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