



82 High Street
Brentwood, CM14 4AP

TO LET - BAR RESTAURANT

5,500 sq ft
(510.97 sq m)

- Central High Street location
- undercroft parking
- Mezzanine Floor level

82 High Street, Brentwood, CM14 4AP

Summary

Available Size	5,500 sq ft
Rateable Value	£105,000
Service Charge	N/A
Car Parking	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (28)

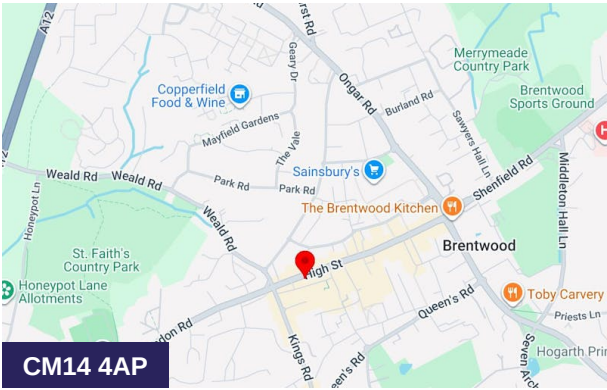
Description

Comprising former bar premises arranged over ground floor, mezzanine and basement levels. The ground floor is arranged as predominantly open plan accommodation with bar, toilet areas and kitchen facilities. The mezzanine offers additional bar and seating areas, along with customer toilets. The basement provides for further storage with staff toilets. There are two car parking spaces allocated to the rear.

Location

The building occupies a central High Street position at its junction with Crown Street and forming part of Brentwood's busy town centre. Other occupiers include Marks & Spencer, Waterstones, Robert Dyas, Zizzi, Nandos and Prezzo, as well as the Bay Tree shopping centre. Nearby car parking is located within a short walk along William Hunter Way, running parallel with the High Street.

The busy junction of the A12/M25 is within a short drive and Brentwood (Elizabeth Line) train station is located within 10 minutes walk offering services to central and west London.



Viewing & Further Information



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82 HIGH STREET, BRENTWOOD, ESSEX, CM14 4AP

TO LET - BAR RESTAURANT

5,500 sq.ft (510.97 m²)



Location

The building occupies a central High Street position at its junction with Crown Street and forming part of Brentwood's busy town centre. Other occupiers include Zizi, Pret a Manger, Waterstones,

Robert Dyas, Nandos, Prezzo, Marks & Spencer as well as the Bay Tree shopping centre. Nearby Pay & Display car parking is located within a short walk along William Hunter Way, running parallel with the High Street. The busy junction of the A12/M25 is within a short drive and Brentwood train station is located nearby offering services to London Liverpool Street

Accommodation

Comprising former bar premises arranged over ground floor, mezzanine and basement levels. The ground floor is arranged as predominantly open plan accommodation with bar, toilet areas and kitchen facilities. The mezzanine offers additional bar and seating areas, along with customer toilets. The basement provides for further storage with staff toilets. There are two car parking spaces allocated to the rear

Ground Floor Bar	2,727
Mezzanine	1,985
Basement	767

Terms

The property is to be offered on a new, effectively full repairing and insuring lease, for a term to be agreed. A sum equal to 3 months rent deposit is required.

Rent

£80,000 per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days

Service Charge

A service charge may be applicable in respect of this property. Further details on request.

Planning & Use

Rates

Rateable Value	105,000
UBR (2023/2024)	0.499
Rates Payable	50,1495

Energy Performance Asset Rating

B 26-50

28 This is how energy efficient this building is.

Legal Costs

Value added tax is not applicable to the rent.

VAT

All rents and prices stated are subject to Value Added Tax.

Viewing & Further Information

Strictly by prior arrangement with Mass & Co

Mass & Co for themselves and also as Agents for the seller(s)/lessee(s) of this property give notice that:

- the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract.
- no person in the employment of Mass & Co has any authority to make or give representation or warranty whatever in relation to this property.
- applicants who make offers which are subsequently accepted by the seller(s)/lessee(s) will be subjected to personal and financial checks which satisfy Anti-Money Laundering Regulations. Such checks are conditional to the transaction.