

Ref: S14

## Large Shop/Showroom TO LET



**1 Weald Road, Brentwood,  
Essex, CM14 4SN.**

**LOCATION:**

The property is situated fronting Weald Road at the junction with Western Road adjacent to High Street, Brentwood. The premises were formerly occupied by Laura Ashley and are situated just off the High Street with nearby multiples including Prezzo, Papa Johns and Domino's.

The High Street joins up to the Brook Street roundabout which provides direct access to the M25 and A12, in the alternate direction the High Street joins up to Shenfield

**DESCRIPTION:**

The property comprises of a large ground floor shop/showroom with a total floor area of approximately 5,538 sqft (514.48 sqm). The property falls in the Use Class E (old A1), and would be suitable for a variety of different users including retail, café/restaurant, offices, health centre and gymnasium.

The property benefits from wood flooring, suspended ceiling, air conditioning, 2 W.C.'s, kitchen area and 4 parking spaces to the rear. The property is offered To Let upon a new full repairing and insuring lease, the terms of which are to be agreed.

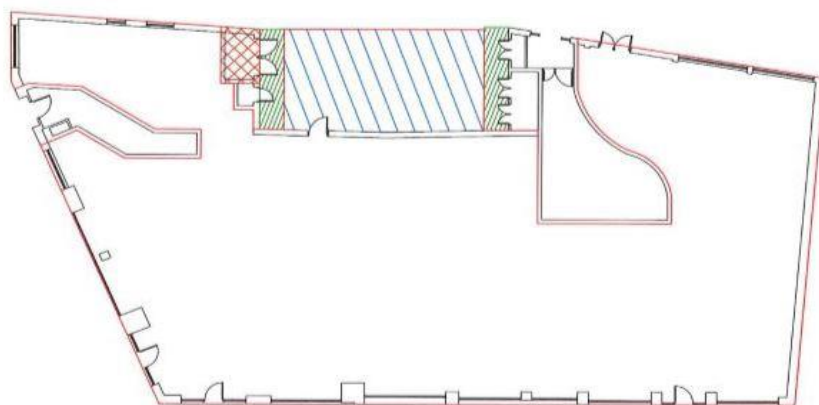


**N.B.**

It is the responsibility of any interested party to fully clarify exact floor areas, the premises existing planning use and whether their proposed use requires a change in planning permission.

**AMENITIES:**

- **LARGE GROUND FLOOR SHOP/SHOWROOM**
- **TOTAL FLOOR AREA OF APPROXIMATELY 5,538 SQFT (514.48 SQM)**
- **WOOD FLOORING**
- **SUSPENDED CEILING**
- **AIR CONDITIONING**
- **2 W.C.'s**
- **KITCHEN AREA**
- **4 PARKING SPACES TO THE REAR**



GROUND FLOOR

-  Right of way
-  Parking area
-  Demise
-  Bin Store

**For indicative purposes**

<b>TERMS:</b>	The property is offered To Let upon a new full repairing and insuring lease, the terms of which are to be agreed.
<b>RENT:</b>	£75,000 p.a.x.
<b>SERVICE CHARGE:</b>	£1,500 p.a.
<b>RATES PAYABLE:</b>	£56,448 p.a.
<b>EPC RATING:</b>	TBC
<b>REFERENCES:</b>	Land Commercial Ltd charges a fee of £125.00 plus VAT at the prevailing rate for taking up references upon the proposed tenants. This fee is non-refundable after references have been taken up, whether or not they are accepted by the Landlord.
<b>ANTI MONEY LAUNDERING</b>	<p>Due to the recent changes in the Anti money laundering regulations it is now standard procedure to undertake a Personal and Company and general AML checks.</p> <p>Please note this is taken up for both landlord and tenant and any other entity that as a relationship with the property.</p>
<b>LEGAL COSTS:</b>	To be paid by the ingoing tenant
<b>V.A.T.</b>	All rents, prices and premiums are exclusive of VAT under the Finance Act 1989. We would advise all interested parties to consult their professional advisors as to their liabilities if any, in this direction.
<b>VIEWING:</b>	Strictly by appointment

**LAND COMMERCIAL LTD**  
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**020 8506 9900**

IT IS THE RESPONSIBILITY OF ANY INTERESTED PARTY TO FULLY CLARIFY FLOOR AREAS, PLANNING USE AND WHETHER THEIR PROPOSED USE IS SUITABLE. THESE MARKETING DETAILS ARE FOR INDICATION PURPOSES ONLY AND COMPLETED BASED UPON THE INFORMATION GIVEN AND ISN'T ALWAYS CORRECT. NO EQUIPMENT OR UTILITIES HAVE BEEN TESTED BY US AND SHOULD BE CHECKED BY THE INTERESTED PARTY PRIOR TO COMPLETION. ALL FEATURES LISTED AT THE TIME OF MARKETING ARE SUBJECT TO CHANGE AND DO NOT FORM PART OF THE CONTRACT.