



53-55 High Street, Brentwood, Essex, CM14 4RH

Mixed-use Development Opportunity **Offered for Sale**

GLPG

Summary

Mixed-use development opportunity comprising 13 apartments and commercial space on Brentwood High Street

- ▶ The site extends to approx. **0.0624 ha / 0.154 ac** and comprises a part two-storey **vacant commercial building** and a single-storey **storage space**
- ▶ **Planning consent is in place** to provide a mixed-use scheme comprising **13 apartments** and **ground-floor commercial space**
- ▶ The total proposed **GIA (Commercial)** is approx. **314 sqm (3,380 sqft)**
- ▶ The total proposed **GIA (Residential)** is approx. **855 sqm (9,203 sqft)**
- ▶ Located on **Brentwood High Street**
- ▶ The property is for sale freehold by way of informal tender (unless sold prior) at a **Guide Price of £1,500,000**, subject to contract



Proposed View from William Hunter Way



Description

The site is located within a retail hub in a prime location with a busy street frontage.

A part two-storey vacant commercial property (fronting High Street) and a single-storey storage building for the commercial unit (fronting William Hunter Way) occupies the site. There is a side alley which links the commercial unit to William Hunter Way.

The site benefits from planning consent to build a three-storey mixed-use development consisting of 13 apartments and ground-floor commercial space across blocks.

Block A fronts High Street and overlooks a courtyard/ It comprises 8 apartments and a ground-floor retail unit.

Block B fronts onto William Hunter Way and comprises 5 apartments and a ground-floor commercial unit.

The proposed development includes 28 cycle spaces.

Offers are invited for the freehold interest in the property at a Guide Price of £1,500,000, subject to contract.

Location

Brentwood town is located in the Borough of Brentwood, Essex, 20 miles (30 km) north-east of Charing Cross and close to the M25 motorway.

The High Street is a focal point in Brentwood. There is a variety of boutique shops, cafes and restaurants - all on the site's doorstep.

The town is also known for its green spaces. Warley Park and King George's Playing Fields are 1.1 miles from the site.

Transport links are excellent, with easy access to London. The site is only 0.6 miles from Brentwood Train Station (Elizabeth Line), with a 24-minute journey into Liverpool Street.

Key Distances

- **Marks & Spencer:** 240 feet
- **Sainsbury's Supermarket:** 0.2 miles
- **The Baytree Shopping Centre:** 0.2 miles
- **Brentwood Theatre:** 0.2 miles
- **Better Gym Brentwood:** 0.2 miles
- **Shenfield Common Park & Garden:** 0.5 miles
- **Brentwood Station:** 0.6 miles
- **Brentwood County High School:** 0.6 miles



St. Faith's Country Park

53 - 55 High Street

The Baytree Shopping Centre

GAIL's Bakery

Marks and Spencer

Sainsbury's

Brentwood Library

St Thomas of Canterbury Church

Brentwood Cathedral of St Mary & St Helen

Brentwood School



Planning

The site has obtained planning permission (Ref: 21/01440/FUL - Brentwood Borough Council), subject to signing Section 106, to demolish the existing rear structure, retaining part of the principal facade of the building, and build a three-storey development consisting of 13 apartments and ground-floor commercial space over 2 blocks.

Section 106 Contributions:

We strongly encourage interested parties to carry out their own due diligence to satisfy themselves that these are the correct assumptions.

- Open Space Contribution - £2,848.80
- Outdoor Sports Contribution - £14,385.00
- **TOTAL - £17,233.80**

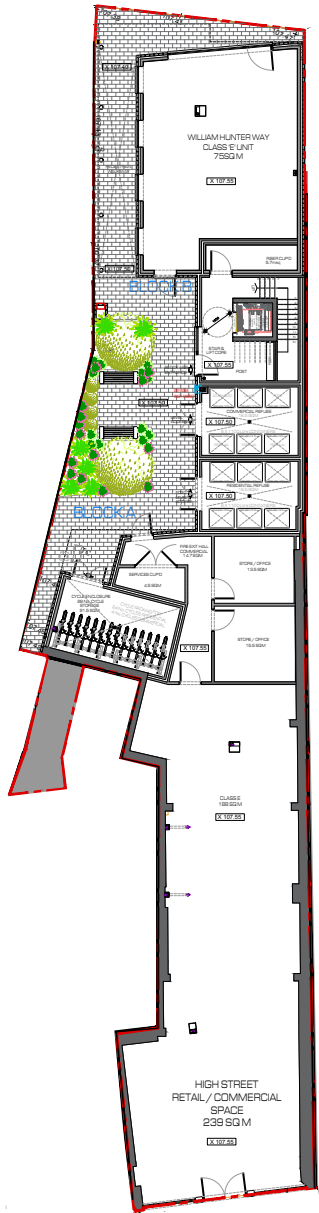
Residential Accommodation Schedule

Block	Apartment	Beds	Floor	Sqm	Sqft
B	1	1	First	59.0	635
B	2	1	First	41.6	448
B	3	1	Second	59.0	635
B	4	1	Second	41.6	448
B	5	2	Third	84.0	904
A	6	2	First	73.0	786
A	7	1	First	52.0	560
A	8	2	First	75.0	807
A	9	2	Second	73.0	786
A	10	1	Second	52.0	560
A	11	3	Second/Third	103.8	1,117
A	12	2	Third	73.0	786
A	13	1	Third	68.0	732
Total				855.0	9,203

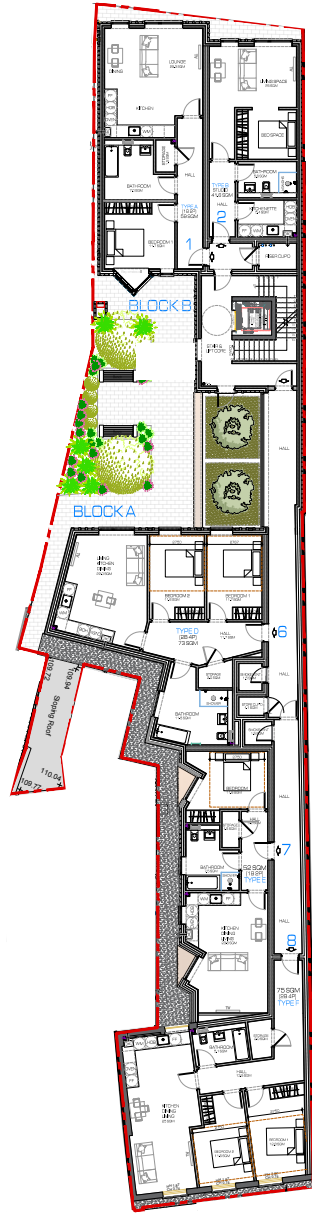
Commercial Accommodation Schedule

Unit	Floor	Sqm	Sqft
1	Ground	239.0	2,573
2	Ground	75.0	807
		314	3,380

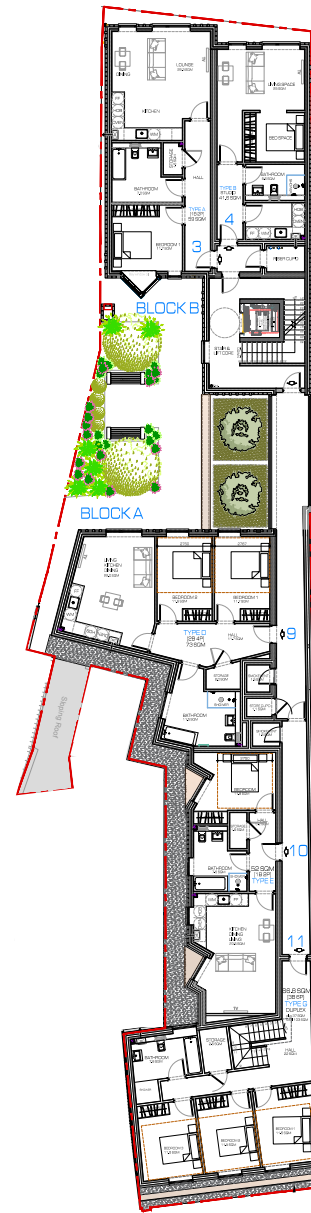
Proposed Floor Plans



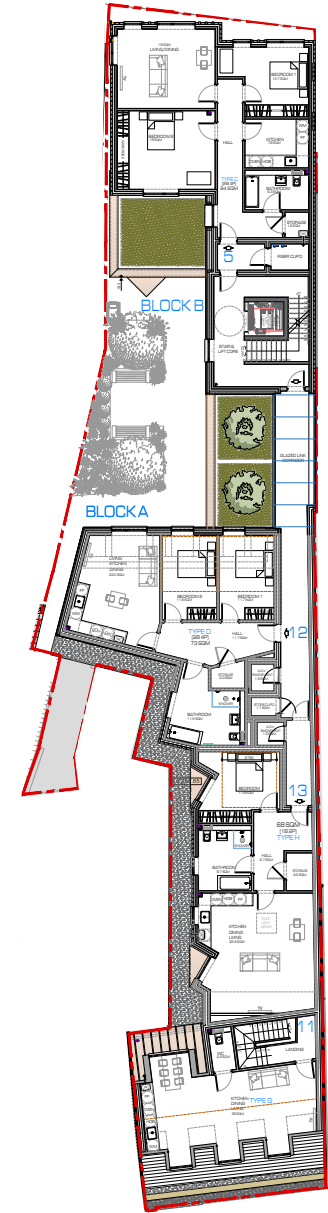
Ground Floor



First Floor



Second Floor



Third Floor

Method of Sale

The property is for sale freehold by way of informal tender (unless sold prior) at a Guide Price of £1,500,000, subject to contract.

VAT

The property is elected for VAT.

Further Information

Further information and associated documents can be found by visiting:

www.glp.co.uk/HSbrentwood/

Debt Advisory

GLPG's Debt Advisory Team, **GL Capital**, advises clients seeking real estate finance for developments or acquisitions. The Team can support you in obtaining efficient finance which recognises the qualitative factors when fostering borrower to lender partnerships.

For more information, please contact the GL Capital team on 0203 336 7377 or email capital@glpg.co.uk.

Contact

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Interested parties are strongly advised to satisfy themselves as to the correctness of each statement, and to carry out their own due diligence including to ensure that the title is satisfactory and that they have the ability to implement any proposed scheme.

Marketing particulars produced by GLPG.