

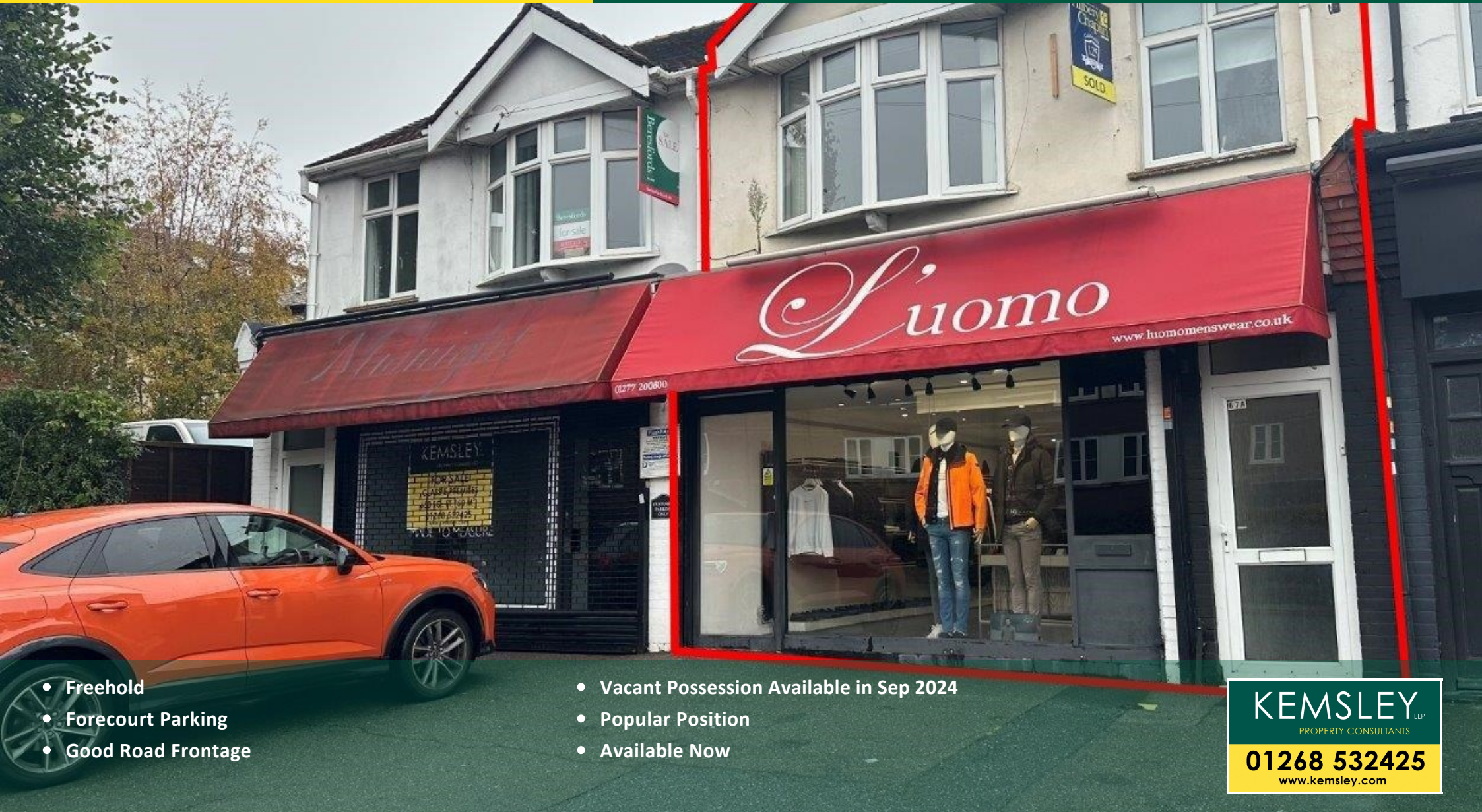
**FOR SALE**

## Vacant Freehold Retail Premises

637 sq. ft. (59 m<sup>2</sup>)

**67 SHENFIELD ROAD**

Shenfield, Brentwood, Essex, CM15 8HA

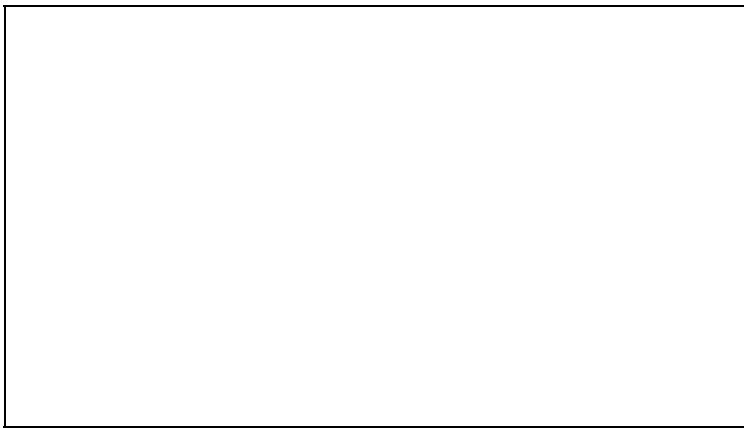
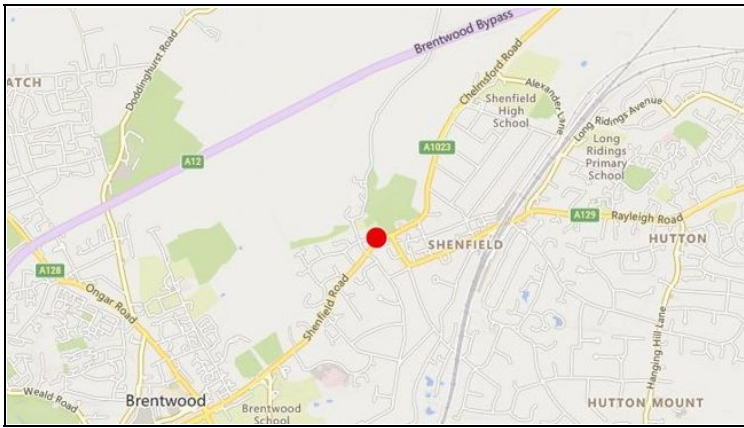


- Freehold
- Forecourt Parking
- Good Road Frontage

- Vacant Possession Available in Sep 2024
- Popular Position
- Available Now

**KEMSLEY** LLP  
PROPERTY CONSULTANTS

**01268 532425**  
[www.kemsley.com](http://www.kemsley.com)



**LOCATION**

Brentwood is situated 25 miles north-east of London and 12 miles south-west of Chelmsford. The M25 (J28) is approximately two miles from the town centre which has a regular train service to London Liverpool Street (35 minutes).

**DESCRIPTION**

Mid-terraced retail premises on a small parade of shops on the busy Shenfield Road. The retail premises offers main retail showroom, store, kitchen WCs and a rear courtyard (shared with the owner of the flats). The ground floor is now being offered with full vacant possession in September 2024. The first floor flat has been sold off on a long lease and it is therefore just the ground floor freehold premises we are offering. Externally, the property offers forecourt parking and excellent roadside frontage.

**ACCOMMODATION**

**Total** **637 sq. ft. (59 m<sup>2</sup>)**

*The above floor areas are approximate and have been measured on a net internal basis.*

**TENURE**

Freehold - ground floor elements only. Upper parts sold off on long lease.

**PRICE**

£275,000 Freehold.

**VAT**

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

**BUSINESS RATES**

From enquiries made of the Valuation of Agency, we believe the rateable value to be £14,500 for 2023/24. Based upon the Uniform Business Rate we believe the rates payable amount will be £7,235.50.

**SERVICE CHARGE**

A service charge is applicable. Further details on application.

**EPC**

An EPC has been commissioned.

**LEGAL FEES**

Each party to bear their own legal costs incurred in this transaction.

**CONTACT**

Strictly by appointment via sole agents:

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