

FOR SALE / TO LET

Bar/Restaurant Opportunity

Prime High Street Location

5,479 sq. ft. (509 m²)

78-82 High Street, Brentwood, Essex, CM14 4AP



- Prominent corner position
- Close proximity to Brentwood train station
- Busy High Street location
- Former bar premises
- Short walk to local Pay & Display car parks
- Short drive to A12/M25 Junction 11

KEMSLEY LLP
PROPERTY CONSULTANTS

01245 358988
www.kemsley.com



LOCATION

The building occupies a prominent High Street position at its junction with Crown Street and forming part of Brentwood's busy town centre. Located directly opposite the Sugar Hut bar and restaurant, other nearby 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 via Stratford.

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 (tandem).

ACCOMMODATION

Ground Floor	2,727 sq. ft. (253 m ²)
Mezzanine	1,985 sq. ft. (184 m ²)
Basement	767 sq. ft. (71 m ²)
Total	5,479 sq. ft. (509 m²)

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

TERMS

The premises is available by way of effective full repairing and insuring lease upon terms to be agreed. Alternatively our clients would consider a sale of their long leasehold interest.

PRICE / RENT

On application.

VAT

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

BUSINESS RATES

The property has a Rateable Value of £117,500. Interested parties are advised to make their own enquiries of the local authority Brentwood Borough Council.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

The building has a rating of B - 28.

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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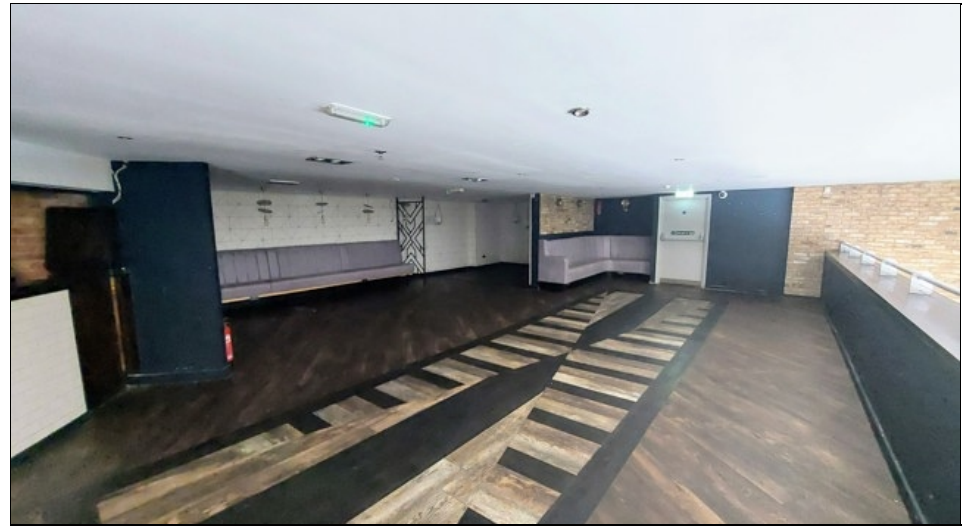
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