

TO LET

Bar/Restaurant/Retail/Office Premises
Prime High Street Location

2,592 sq. ft. (241 m²)

82 High Street, Brentwood, Essex, CM14 4AP



- Prominent 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

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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 and mezzanine levels. The ground floor will be arranged as predominantly open plan accommodation. The mezzanine offers additional retail/office space, along with customer toilets.

ACCOMMODATION

Ground Floor	1,670 sq. ft. (155 m ²)
Mezzanine	922 sq. ft. (86 m ²)
Total	2,592 sq. ft. (241 m²)

The above floor areas are approximate, have been provided to us and are subject to verification on site.

TENURE

The premises is available by way of effective full repairing and insuring lease upon terms to be agreed.

RENT

£55,000 per annum exclusive.

VAT

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

BUSINESS RATES

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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