

# TO LET

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

2,283 sq. ft. (212 m<sup>2</sup>)

78 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](http://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 will comprise predominantly open plan accommodation. The mezzanine offers additional retail/office space. The basement provides for further storage with staff toilets.

## ACCOMMODATION

|              |  |
|--------------|--|
| Ground Floor | 937 sq. ft. (87 m <sup>2</sup> )         |
| Mezzanine    | 662 sq. ft. (61 m <sup>2</sup> )         |
| Basement     | 684 sq. ft. (64 m <sup>2</sup> )         |
| <b>Total</b> | <b>2,283 sq. ft. (212 m<sup>2</sup>)</b> |

*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

£35,000 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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Ref: AC2836.1/08.24/CC



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