

Brentwood
81-85 High Street,
CM14 4RR

mre McMULLEN
REAL ESTATE

AT A GLANCE!

- ✓ New lease available
- ✓ Affluent catchment
- ✓ Prime location on the High Street



Location

The subject property occupies a prominent position on the High Street, directly adjacent to **Brentwood Jeweller's** and **Beresford's** Estate Agents. Further retailers in close proximity include **Waterstones**, **Costa**, **Burger King** and **Zizzi**.

Accommodation

The property is arranged over ground and first floors providing the approximate floor areas:

	Sq Ft	Sq M
Ground Floor	5,877	545.9
First Floor	1,710	158.9
Total	7,587	704.8

Tenure

The property is available by way of a new lease for a term to be agreed.

Rent

£120,000 pa



Viewing & Further Information

Mark Crookes



t: 020 3058 0204
m: 07831 265 072
e: mcrookes@mcmullenre.com

Heather Bajade



t: 020 3058 0201
m: 07708 899 128
e: hbajade@mcmullenre.com

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Rates

We have been verbally informed by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value	£80,500
UBR Rate (2023/24)	51.2p
Rates Payable	£41,216

(Interested parties are advised to make enquiries with the Local Authority)

Timing

March 2024

Service Charge

N/A

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

EPC available upon request.



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