



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

5,479 Sq Ft (509 Sq M)

Large Shop To Let, £80,000 Per Annum Exclusive

# Prime location Shop To Let

## Key Features

2 Tandem parking spaces

Use Class E

Wood Flooring

Over ground, mezzanine and basement

2 x Bar areas, kitchen and WC

## Property Description

The property is a former bar (Slug and Lettuce) 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. . (253 m)

Mezzanine 1,985 sq. . (184 m)

Basement 767 sq. . (71 m)

Total 5,479 sq. . (509 m)

\*\* Not Measured \*\*

The property is offered To Let on a new full repairing and insuring lease, the terms of which are to be agreed, the landlord may consider splitting the shop.





## Location

The building occupies a prominent High Street position on at its junction with Crown Street fronting Brentwood's busy town centre. Located directly opposite the former the Sugar Hut bar and restaurant, other nearby occupiers include Zizzi, Waterstones, Robert Dyas, Nandos, Prezzo, as well as Marks & Spencer.

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 Straford on the Elizabeth line in 40 minutes, and the High St is also serviced by many buses too.

## Terms

The property is offered To Let on a new full repairing and insuring lease, the terms of which are to be agreed, the landlord may consider splitting the shop.

## Rent

£80,000 Per Annum Exclusive

## Service Charge

TBC

## Rates Payable

£58,275.00

## EPC Rating

28-B



## Legal Costs

Each party to pay own costs

## Referencing/ Anti-Money Laundering

Land Commercial Ltd charges a fee of £250.00 plus VAT for taking up references and AML checks upon the proposed tenants. This fee is non-refundable after references have been taken up, whether they are accepted by the Landlord or not.

## Viewing

Via Sole Agents Only

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