

REF: 1737



DUDBROOK HALL | DUDBROOK ROAD | BRENTWOOD | ESSEX | CM14 5TQ

FORMER CARE HOME LOCATED IN THE HEART OF ESSEX. SET WITHIN APPROX. 1 ACRE,
IN A PICTURESQUE AND DESIRABLE LOCATION.

TO BE LET



**Bernard
Gordon &
Company**

☎ 020 8099 3119

✉ sales@bernardgordon.co.uk

OVERVIEW

Former care home, located in the heart of Essex.

Planned over ground, and first floor, total gross internal area, approx 10,140 sq.ft.

Extensive site of approx. 1 acre, well maintained outside space, ideal for recreation space and/or children's play areas or multi-use games area if required.

Picturesque location, just a short drive to Brentwood town centre.

Currently falls under C2 use, Ideal for a number of E/F1 uses including, education, medical, healthcare, day nursery, etc. subject to planning.

Offers subject to a change of use to E or F1 will be given favourable consideration.

New Full Repairing and Insuring (FR&I) lease available for a term to be agreed.

Rental offers are invited in the region of £195,000 per annum, exclusive.

Subject to contract.



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LOCATION

Located in the heart of the Essex countryside yet still close to London, Brentwood is a bustling, popular town known for its charming mix of historical landmarks, modern amenities, and thriving community.

The property occupies a large plot just off Dudbrook Road, in a semi rural location, less than a mile from the village of Kelvedon Hatch. Brentwood town centre is a short drive away offering a wide range of shops, boutiques, café's, restaurants and supermarkets, such as Pizza Express, Café Nero, Nando's, Pure Gym, Pandora and Waitrose etc.

Brentwood is well connected for commuters, with Brentwood station, in the town centre, offering Elizabeth line (Crossrail) services to London and beyond, with major road links, including the A12 and M25, ensuring convenient journeys by car.



THE PROPERTY

An imposing building, planned predominantly over ground and first floors, set within extensive and well maintained grounds. There is a small basement area, ideal for storage and additional space on the second floor currently comprising of 3 offices and a WC. The main entrance is accessed via the large car park to the front of the property. The ground floor has a central main room with high ceilings and character features, connecting to a large well built conservatory offering additional space and direct access to the well kept grounds. There are two additional good sized rooms, one with kitchen facilities. The balance of the ground floor space and the entire first floor space is divided into multiple rooms of varying sizes and several WC's.

Previously used as a care home, the property is in good condition however, would benefit from some remedial works to modernise and reconfigure the interior space. There is ample car parking available in the forecourt to the front of the property and extensive well maintained outside space. The property would be ideal for a number of uses such as education, medical, healthcare, day nursery, etc subject to planning.

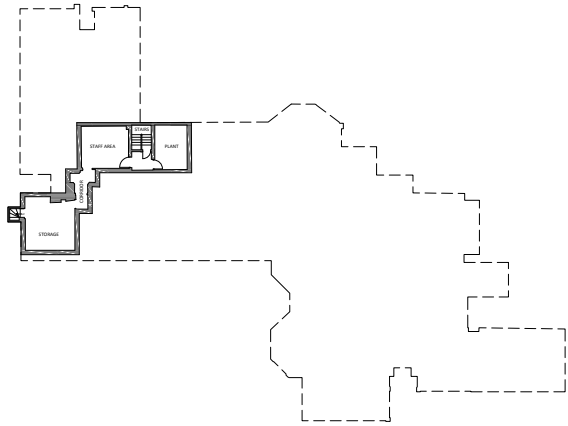
Total gross internal area, approx. 10,140 sq.ft.

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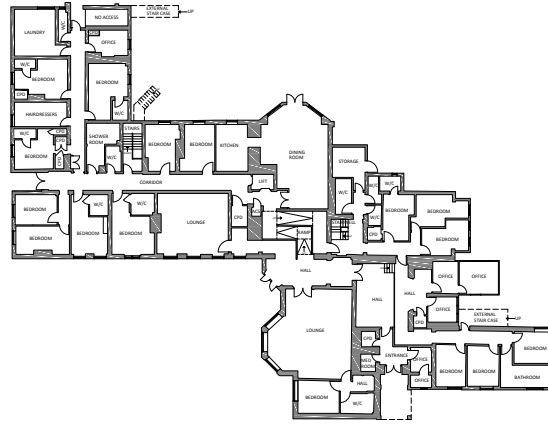
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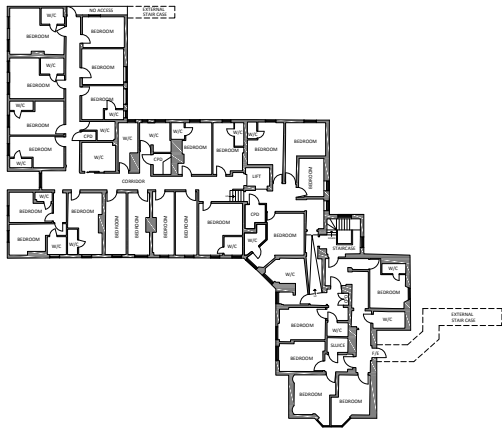
Basement



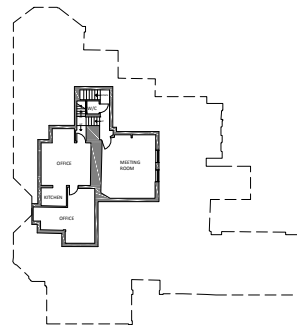
Ground Floor



First Floor



Second Floor



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🎯 PLANNING

The property has planning permission for C2 use as a former care home. Recently an application was submitted and approved to allow for part of the ground floor to be used under class E for a day nursery. The building is ideal for a number of uses including SEN School, Education, College, Day Nursery, Medical, Dental, Health & Wellbeing etc, subject to planning. Offers subject to a change of use to class E or F1 will be considered.

Applicants are recommended to seek their own advice in relation to planning.

🎯 EPC

TBC.

🎯 RATING

TBC.

🎯 VAT

We are advised this property is NOT elected for VAT.

🎯 RENT

New FR&I Lease available for a term to be agreed, rental offers invited in the region of £195,000 per annum exclusive, subject to contract.

🎯 COSTS

Each party to be responsible for their own legal and professional costs.

🎯 HOLDING DEPOSIT

Tenants wishing to secure this property will be required to pay a holding deposit to Bernard Gordon & Co of £5,000. This deposit is not refundable except if the vendor/landlord withdraws, or clear title cannot be proved (or suitable indemnity cannot be provided). In addition, the holding deposit is not refundable in the event that a prospective purchaser/tenant fails to exchange/complete after a reasonable period following the submission of the legal documentation or if the purchaser/tenant does not exchange/complete on or before set/agreed deadlines for exchange/completion. This deposit is held in our client's account until completion.



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INSPECTIONS STRICTLY BY APPOINTMENT ONLY

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Ben Wallis / Ben Goldstone

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🎯 IMPORTANT NOTICE

These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Bernard Gordon & Company. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

FOR MORE INFORMATION CONTACT:



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No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Bernard Gordon & Company do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars. Bernard Gordon & Company reserves the right to make a reasonable charge for expenses and time incurred by reason of applicants failure to attend confirmed appointments to inspect.

Bernard Gordon & Company have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

The terms quoted and all subsequent negotiations are subject to measurements contract.

MEASUREMENTS:

The measurements as set out herein are provided for guidance purposes only and no reliance should be placed on these when making any offer to lease or purchase either expressly or impliedly and for the avoidance of doubt Bernard Gordon & Company will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements. The successful bidder should state if they wish to undertake a measured survey of the building prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Bernard Gordon & Company for themselves and for the vendors or lessors of this property for whom they act: give notice:(1) these particulars are a general outline only for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract:(2) the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other statements contained herein cannot be guaranteed and prospective purchasers or tenants must not rely on them as statements of fact or representations:(3) no representation or warranty is made whatever in relation to the property:(4) prospective purchasers or tenants are strongly advised to check these particulars including any fixtures and fittings expressed to be included in the sale or lease by making an inspection of them:(5) Bernard Gordon & Company will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Offers for the current Freehold investment available, tenants currently in occupation until August 2021, full details available upon request.

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December | 2024.