

TO LET

Former Takeaway Premises
Prime High Street Location

531 sq. ft. (49 m²)

119 HIGH STREET

Brentwood, Essex, CM14 4RX



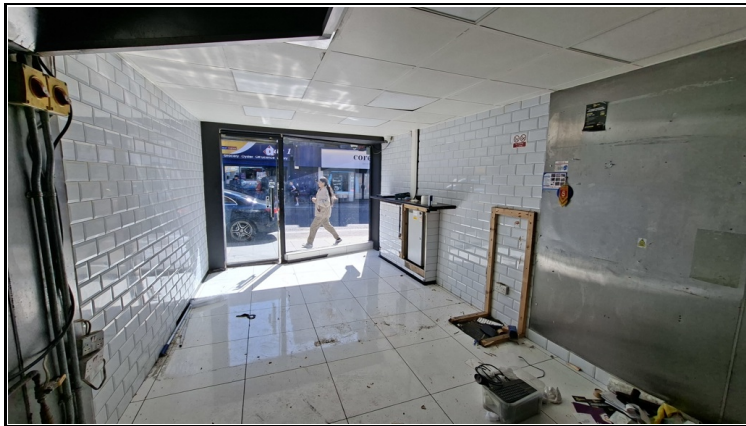
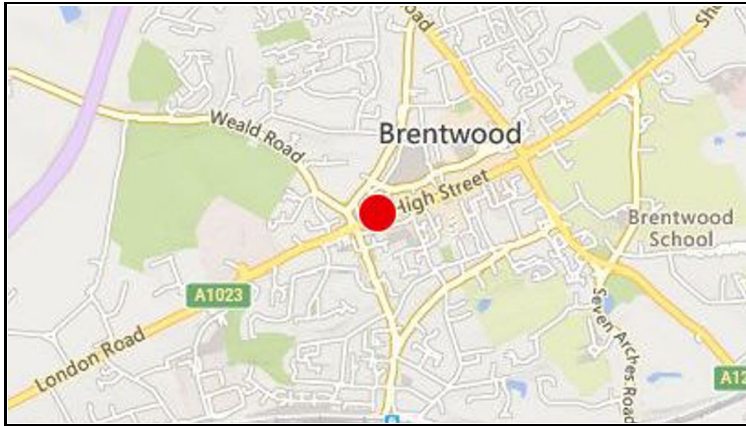
- High Street Position
- Busy Town Centre Location
- Short Drive to A12/M25 (Junction 11)

- Close Proximity to Brentwood Station
- Short Walk To Local Pay & Display Car Parks
- Strong Footfall

KEMSLEY LLP
PROPERTY CONSULTANTS

01268 532425

www.kemsley.com



LOCATION

The building occupies a prominent High Street position forming part of Brentwood's busy town centre. Other nearby occupiers include Sugar Hut bar and restaurant, 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

Former takeaway premises arranged as main retail area, rear preparation room and single toilet. Externally there are two store areas.

ACCOMMODATION

Shop Premises	324 sq. ft. (30 m ²)
Rear Stores	207 sq. ft. (19 m ²)
Total	531 sq. ft. (49 m²)

The above floor areas are approximate and have been measured on a net internal basis.

TENURE

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

RENT

£25,000 per annum exclusive.

VAT

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

BUSINESS RATES

From enquiries made of the VOA, we are advised that the property has a current Rateable Value of £10,000. Interested parties are advised to make their own enquiries of the relevant local authority.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

The property has an EPC rating of D-82.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

ADMINISTRATIVE FEE

Upon terms being agreed and prior to Solicitors being instructed, the prospective tenant or purchaser is to pay an administrative fee of £250 plus VAT to Kemsley LLP. This fee will cover all associated administrative costs including any referencing fees incurred.

CONTACT

Strictly by appointment via sole agents:

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