

# CLASS E PROMINENT RETAIL PREMISES

## 141-147 HIGH STREET, BRENTWOOD CM14 4SA



### LOCATION

Brentwood is an exceedingly popular and affluent commuter town with a population of c.80,000. Brentwood Station (Elizabeth Line) is a ten-minute walk away and has a 39-minute direct line to Liverpool Street. Furthermore, a very short drive away is the A12 and M25 (J28) giving excellent connectivity via road and rail. The premises themselves are very prominently situated on the junction of High Street and Weald Road, benefitting from extensive passing vehicular traffic. Chatham Way Car Park is a three-minute walk away.

### ACCOMMODATION

The premises comprise a ground floor lock up shop / showroom currently in shell condition with a generous floor to ceiling height (3.45m max) and an extensive glazed frontage of 119 ft (36.28m).

Floor area = 2,477 sq ft (239 sq m).

### LEASE TERMS

A new lease is offered on terms to be mutually agreed.

### RENT

Quoting rent on application.

### LEGAL COSTS

Each party to bear their own.

### EPC

29-B

### RATEABLE VALUE

Interested parties should make their own enquiries with the local authority.

### VAT

VAT will be payable at the prevailing rate

### VIEWINGS

Strictly by prior appointment through the joint agents:

Contact: **James Burt** (or MJM Property Consultants)

Email: [jburt@bklprop.co.uk](mailto:jburt@bklprop.co.uk)

Mobile: **07730 671229** (07896 768002)

Under Anti Money Laundering Regulations, we are obliged by HMRC to verify the identity of the tenant once a letting has been agreed. We will therefore require certain documents to be produced.



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