

1, MOORES PLACE, BRENTWOOD, ESSEX, CM14 4AG

TO LET - TOWN CENTRE CLASS E COMMERCIAL UNIT

540 sq.ft (50.17 m²)



Location

The property forms the end of a terrace of similar units situated in Moores Place which is located just off Brentwood High Street at its eastern end linking with St Thomas Road. The nearby High Street accommodates many national and independent retailers including Marks & Spencer, Boots, Iceland, KFC, Wimpy and Superdrug.

Brentwood Station (Elizabeth Line) is within 10 minutes walk from the property.

Accommodation

The property comprises a single storey end of terrace ground floor Class E retail/business unit including a WC and kitchen area. Loading is to the rear and the property benefits from shared parking on a rotational basis. The property has the following gross internal floor area.

| | |
|---------------------|------------------------------------|
| Ground Floor | 540 sq.ft (50.17 m ²) |
|---------------------|------------------------------------|

Terms

New terms to be agreed. A rent deposit will be required between 3-6 months subject to status.

Rent

£14,750 per annum exclusive of business rates, utilities, building insurance. Rent is payable quarterly in advance on the usual quarter days.

Service Charge

A service charge may be applicable in respect of this property. Further details on request.

Planning & Use

The property's use falls into Class E. Cafe or nail salon uses will not be permitted

Rates

| | |
|------------------------|--------|
| Rateable Value | £7,600 |
| UBR (2024/2025) | £0.499 |
| Rates Payable | £3,792 |

The property qualifies for Small Business Rates Relief. Prospective tenants are advised to check their business rates obligations with Brentwood Borough Council

Energy Performance Asset Rating

C 51-75 ← **70** This is how energy efficient this building is

Legal Costs

Each party to bear their own legal costs. The tenant will be required to give an undertaking to pay the landlord's and agent's abortive costs should they decide to withdraw after terms have been agreed.

VAT

Value added tax is not applicable to the rent.

Viewing & Further Information

Contact Mass & Co:

Mark Mannering - mark.mannering@massandco.com