

40A HIGH STREET, BRENTWOOD, CM14 4AJ

TO LET - PROMINENT HIGH STREET RETAIL UNIT 106 sq.ft (9.85 m²)



Location

The unit occupies a prime trading position on the south side of Brentwood High Street adjacent to Pret a Manger.

Brentwood High Street hosts a range of national and independent retailer, cafes and eateries including Marks & Spencer, Boots & Boots Opticians, Gail's, WH Smith, Starbucks and Costa Coffee.

Brentwood Station (Elizabeth Line) is within 10 minutes walk and there is ample pay & display parking in various car parks around the town.

Accommodation

A ground floor retail unit with the following internal floor area. There is single phase electric but no wc.

Ground Floor	106 sq.ft (9.85 m ²)
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Terms

The property is available by way of an assignment of the existing lease which expires in 2027 or available on a new lease to be agreed but subject to the landlord's approval and agreement to terms.

A premium of in £10,000 is sought for the benefit of this unique unit.

Service Charge

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

Planning & Use

The property falls into Use Class E. Hot food take away uses will not be considered.

Rates

Rateable Value	£4,600
UBR (2024/2025)	£0.499
Rates Payable	£2,295

The property qualifies for Small Business Rates Relier so assuming the prospective tenant qualifies there could be zero business rates to pay.

Energy Performance Asset Rating

EPC Awaited

Legal Costs

The ingoing tenant to be responsible for all parties legal costs.

VAT

Value added tax is applicable to the rent

Viewing & Further Information

Contact Mass & Co:

Mark Mannering - mark.mannering@massandco.com