

## 01277 201300

Mass & Co

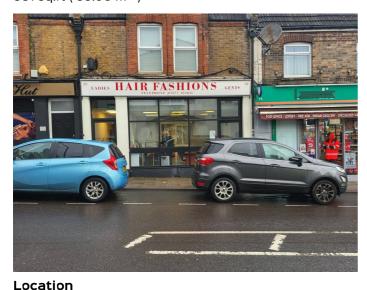
Chartered Surveyors and Property Consultants 25 High Street, Brentwood, Essex. CM14 4RG

www.massandco.com

# 21 WARLEY HILL, BRENTWOOD, ESSEX, CM14 5HR

#### TO LET - GROUND FLOOR RETAIL/CLASS E UNIT

 $581 \text{ sq.ft} (53.98 \text{ m}^2)$ 



The premises are situated on a busy parade at the bottom end of Warley Hill very close to Brentwood (Elizabeth Line) Station and a short walk to Brentwood High Street. Adjoining occupiers include convenience stores, a wide variety of food outlets, hairdressers and others whilst there are a number of large offices in the immediate vicinity.

The property is within easy drive of Shenfield and Brentwood centres and the A12 is within 10 minutes drive.

#### Accommodation

The property comprises a mid terrace ground floor retail unit. There is a front main sales/trading area with further accommodation to the rear along with kitchen and toilet facilities, the property benefits from rear access witch leads out to parking for up to two cars.

### **Terms**

The property is to be offered on new lease terms to be agreed. A rent deposit of 3-6 months will be required subject to status.

#### Rent

£18,000 per annum exclusive of all outgoings, 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

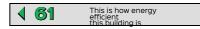
The current use falls within Class E but applicants should make their own enquiries regarding their proposals.

#### Rates

Rateable Value	10,750
UBR 2023/24	0.499
Rates Payable	5,364.25

### **Energy Performance Asset Rating**





#### **Legal Costs**

Each party to bear their own legal costs.

Value Added Tax is not applicable to the rent.

#### Viewing & Further Information

Contact Mass & Co:

Graham Green - graham@massandco.com or 01277 201300

- s. COLLUTOR themselves and also as Agents for the seller(s)lessee(s) of this property give notice that:

  i. the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract.

  ii. no person in the employment of Mass & Co Ltd has any authority to make or give representation or warranty whatever in relation to this property.

  iii. applicants who make offers which are subsequently accepted by the seller(s)lessee(s) will be subjected to personal and financial checks which satisfy Anti-Money Laundering Regulations. Such checks are conditional to the transaction.