

## 64 HIGH STREET, BRENTWOOD, ESSEX, CM14 4AN

### FOR SALE FREEHOLD - INVESTMENT OPPORTUNITY

925 sq.ft ( 85.94 m<sup>2</sup> )



#### Location

The property is situated on the south side of Brentwood High Street occupying a central location towards its western end. Nearby within the High Street is a range of national and independent retailers, coffee shops and eateries including Marks & Spencer, Tesco Express, Boots, Gail's, Nandos, Burger King, Holland & Barrett and Costa Coffee.

Brentwood Station is within 10 minutes' walk, providing regular Elizabeth Line train services to London's Liverpool Street (approx. 40 mins) and central/west London.

The M25 (J28) and A12 roads are within 10 minutes' drive from the property.

#### Accommodation

The Property comprises a narrow building stretching back from the Brentwood High Street. 64 High Street is Grade II Listed building and records suggest that it dates back to the 16th Century. It is occupied on both ground and first floors currently as Tapas Restaurant.

#### Terms

The premises are currently let to an established restaurant business at a current rent of £23,000pa on a 10 year lease effective from 2021.

#### Price

£385,000

#### Planning & Use

The property has an Alcohol and Hot food licence and the existing use falls within Class E

#### Rates

Rateable Value	TBC
UBR (2023/2024)	
Rates Payable	

#### Energy Performance Asset Rating

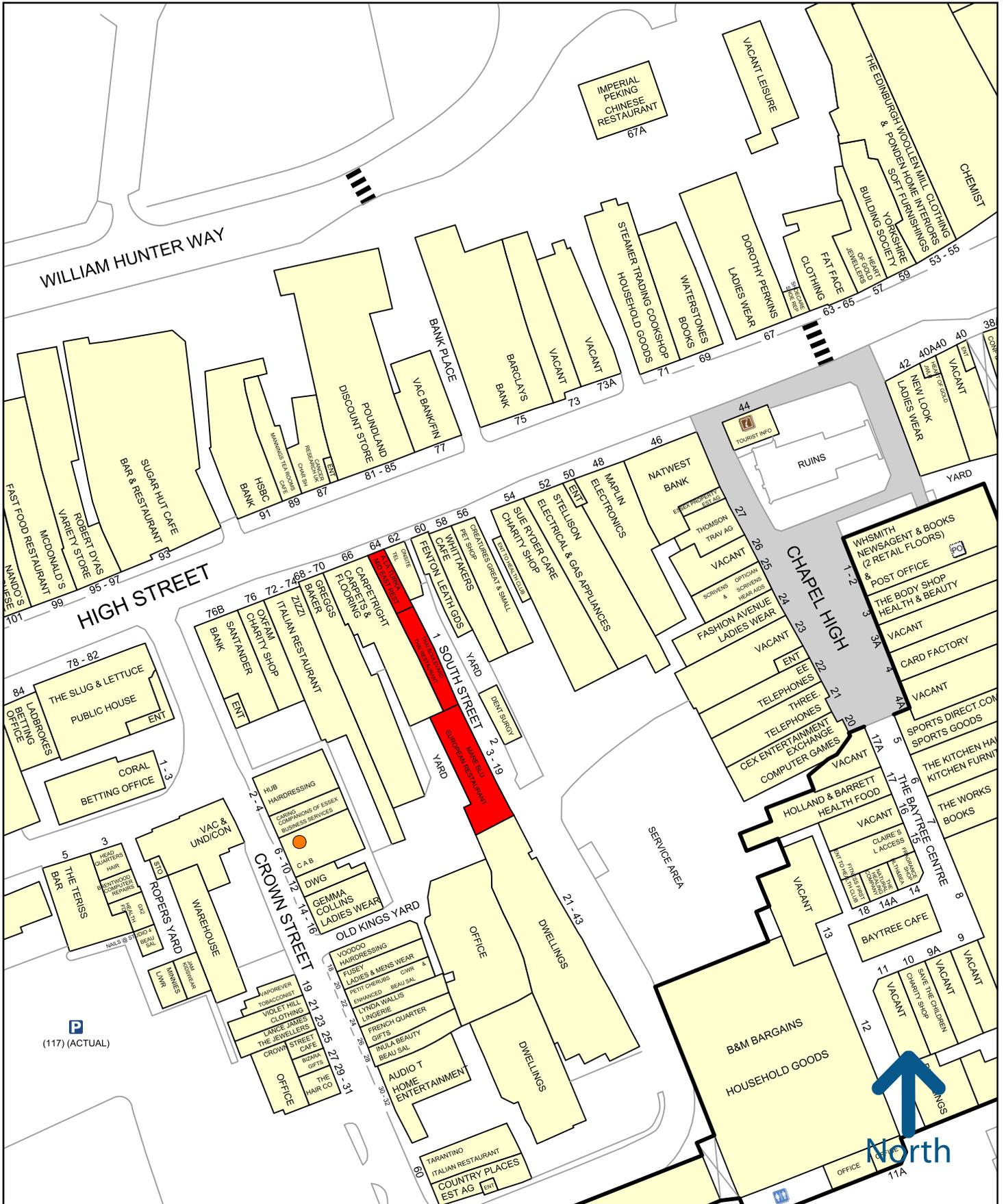
EPC Awaited

#### Legal Costs

Each party to pay their own legal costs. The purchaser will be required to provide an undertaking prior to issue of draft legal documents to pay the lessor's and Mass & Co's abortive costs should they withdraw.

#### Viewing & Further Information

Strictly by prior arrangement with Mass & Co - Graham Green  
graham@massandco.co.uk



Experian Goad Plan Created: 09/05/2017  
Created By: Mass and Co

