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PRIME RETAIL PREMISES WITH UPPER PARTS AND PARKING

TO LET

60 HIGH STREET
BRENTWOOD
ESSEX
CM14 4AN

c1,341 sq.ft. (124.58 sq.m.)



Location: The building occupies a prominent position on the southern side of High Street, Brentwood. As well as some tremendous independents there is a variety of multiple retailers represented on this High Street including Marks & Spencers, Carpetright, Poundland, Waterstones, Euronics, Maplin Electronics, Robert Dyas and Dorothy Perkins as well as a number of banks and building societies. There is also a selection of fantastic cafes and restaurants as would be expected.

Accommodation: Available accommodation comprises of a stunning listed building arranged over ground, first and second floors.

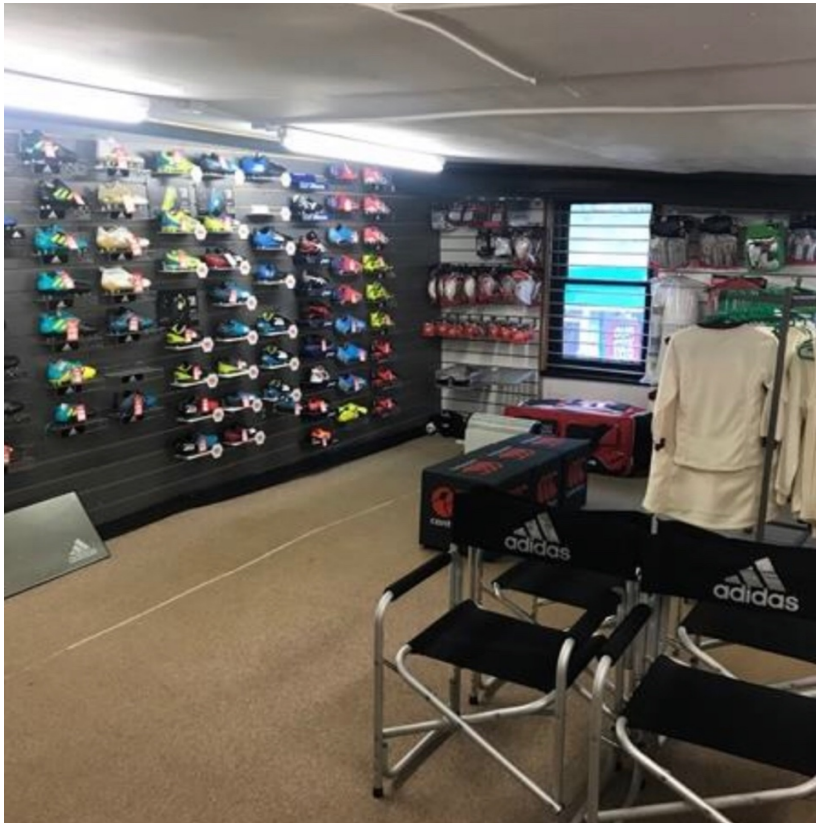
Ground floor benefits from a rear access to a parking area as well as a WC and kitchenette.

The upper floors can be used as showrooms, storage or offices.

The building is in extremely good decorative order and has the following approximate floor areas:

	Sq.ft.	Sq.m.
Ground	659	61.22
First	541	50.26
Loft/Attic	140	13.01
Total	1,340	124.49





- Amenities:**
- * Superb trading position amongst many multiple retailers
 - * Private parking
 - * Charming character building
 - * Immediately available
 - * Kitchenette
 - * WC
- Terms**
- Tenure:** Leasehold.
- Lease:** A new effective FR & I lease is available directly from the Freeholder on terms to be agreed subject to periodic rent reviews where necessary.
- Rent:** £28,000 per annum exclusive. Rent is to be payable quarterly in advance on the usual quarter days.
- All rents, prices and premiums are exclusive of VAT under The Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.
- Business rates:** Payable by the Tenant. Interested parties are advised to make their own enquiries.
- EPC:** An EPC will be made available shortly.

Cons. Protection Regulations:

It is recommended that applicants seek independent professional advice before entering into a contract on this property.

Money Laundering Regulations:

It is required to gain proof of identity from companies and individuals before accepting an offer for any property.

Legal Costs:

Both parties' reasonable legal costs are to be borne by the ingoing Tenant.

Possession:

Immediately upon completion.

Viewing:

Strictly by arrangement via this office.

