

ADAM STEIN & CO

COMMERCIAL • PROPERTY • CONSULTANTS

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LOCK UP SHOP TO LET

**103 HIGH STREET
BRENTWOOD
CM14 4RR**

1,197 sq.ft. (111.2 sq.m.)



VIRGO

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Location

The building is situated on the north side of Brentwood's High Street adjacent to Nando's.

To the rear of the building is William Hunter Way offering plenty of pay and display car parking. The high street is bustling with many major multiple retailers including Marks & Spencers, Boots, Sports Direct, Robert Dyas, and Sainsburys to name but a few as well as many multiple coffee shops, bars, bistros and day time café's.

Brentwood rail station is within a 10 minute walk of the property whilst the M25 (J28) and A12 are a 5 minute drive away.

* Information provided via TfL website.



Accommodation

Available accommodation comprises of a ground floor lock up shop currently trading as a ladies boutique.

The premises are in very good decorative order benefitting from parquet flooring throughout, air conditioning (not tested), track lighting, separate WC and an arcade style frontage and having an approximate floor area of 1,197 sq.ft. (111.2 sq.m.).

FLOOR AREAS TAKEN FROM VO WEBSITE. INTERESTED PARTIES ARE ENCOURAGED TO SATISFY THEMSELVES IN THIS REGARD.



Terms

Tenure

Leasehold. An assignment of the current 12 year lease from 9 November 2014 is available subject to periodic rent reviews every third anniversary the next review being November 2023 at the current passing rental of £31,000 per annum exclusive. We understand that the lease is contracted inside of the 1954 L & T Act.

Premium

Offers in the region of £10,000 are being sought for the benefit of the lease.

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

We understand that business rates for the current year are £14,346.25 payable. Interested parties are advised to make their own enquiries in this regard.

Legal costs

Ingoing Tenant to be responsible for all legal costs incurred in this transaction.

Consumer Protection & Money Laundering Regulations

It is recommended that applicants seek independent professional advice before entering into a contract on this property. It is required to gain proof of identity from companies and individuals before accepting an offer for the property.

Services/Utilities

Reference to all/any services, utilities or fixtures & fittings in these particulars does not imply they are in full and efficient working order.

EPC

An EPC is available upon request.

Viewing

Strictly by prior appointment via sole agents:

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