

**FREEHOLD SHOP AND  
UNDEVELOPED UPPER PARTS  
FOR SALE**

**103 HIGH STREET  
BRENTWOOD  
CM14 4RR**

**1,883 sq.ft. (174.93 sq.m.)**



These particulars do not constitute an offer or contract, contained herein. No responsibility is accepted by Adam Stein & Co. Ltd (and/or their joint agents where applicable) as to the accuracy of these particulars or statements Applicants should satisfy themselves as to the correctness of the details. All rents/prices/premiums quoted are exclusive of VAT (where applicable).

## Location

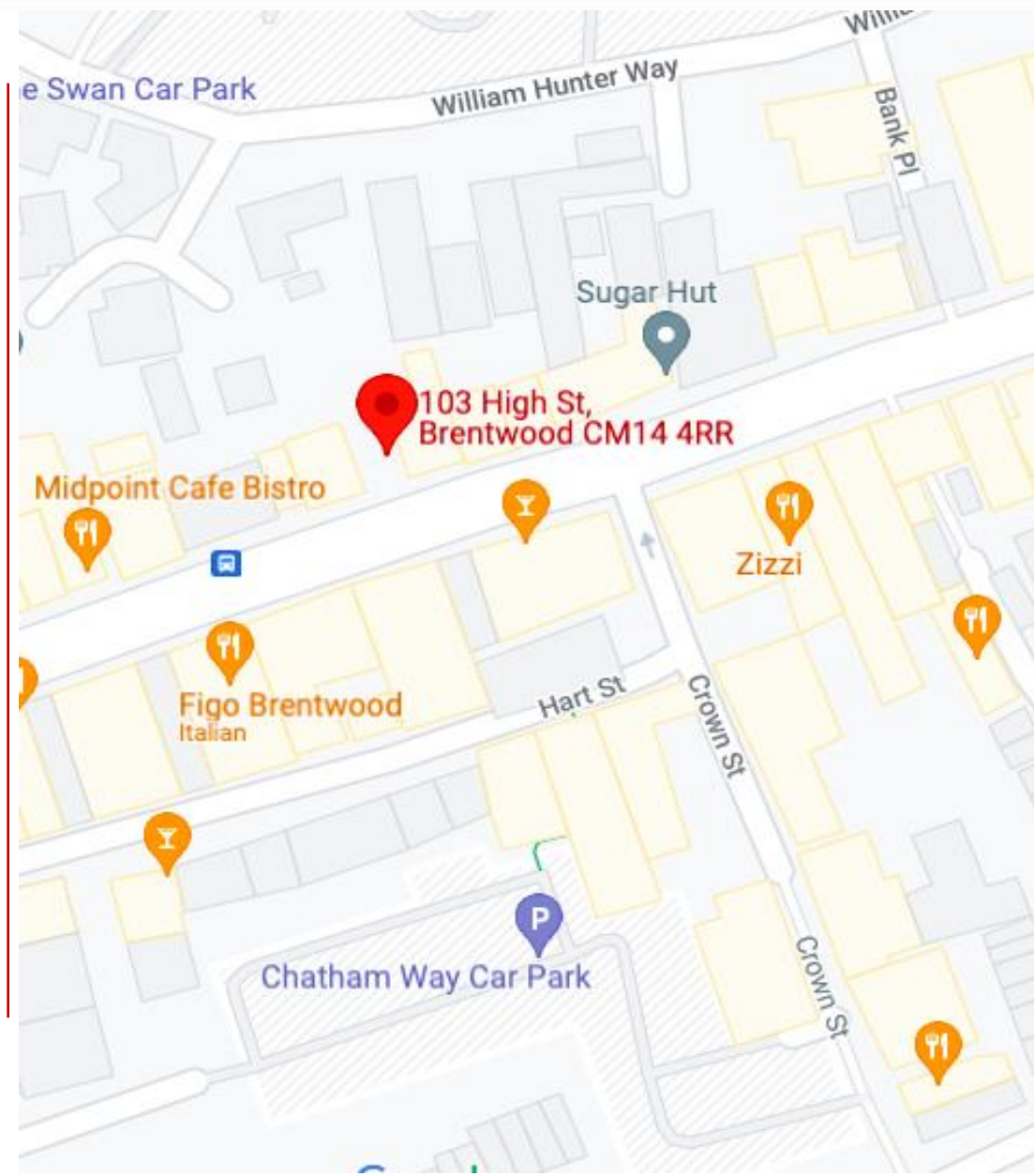
Brentwood is a town in the Essex commuter belt approximately 20 miles north east of London and close to the M25 motorway.

The subject building is situated on the north side of Brentwood's High Street towards the western end adjacent to Nando's and McDonalds and Robert Dyas.

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, Tesco Express, Pret a Manger, Superdrug, Boots, Sports Direct, Holland & Barrett and Sainsburys to name but a few as well as many national coffee shops chains, bars, bistros and day time café's.

Brentwood rail station is within a 10 minute walk of the property providing regular train services to London Liverpool Street whilst the M25 (J28) and A12 are a 5 minute drive away.

\* Information provided via TfL website.



## Accommodation

Available accommodation comprises of a mid terrace ground floor commercial lock up previously trading under use Class E together with a self contained upper part over first and second floors most recently used as offices with a separate street access directly from the High Street. There is also potential for alternative uses subject to obtaining the necessary consents.

The building is in reasonable decorative order.

Approximate floor areas as follows:

Floor	Sq.ft.	Sq.m.
Ground	1,048	97.36
First (three rooms)	403	37.44
Second (three rooms)	432	40.13
<b>Total</b>	<b>1,883</b>	<b>174.93</b>

Floor areas provided by third party and therefore cannot be verified. Interested parties will need to satisfy themselves in this regard.



## Terms

### Tenure

The premises are available Freehold with full vacant possession.

### Price

Offers in the region of £575,000 are being sought.

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

Interested parties are advised to make their own enquiries in this regard.

### Legal costs

Each party to be responsible for their own legal costs incurred.

### 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 F & F 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 joint sole agents:



Copping Joyce  
020 7749 1040  
Ref: AB

