

Retail / Showroom Unit

141-147 High Street, Brentwood, CM14 4SE

Ground Floor: 2,577ft² (239.41m²)



To Let



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0208 076 6666

Location



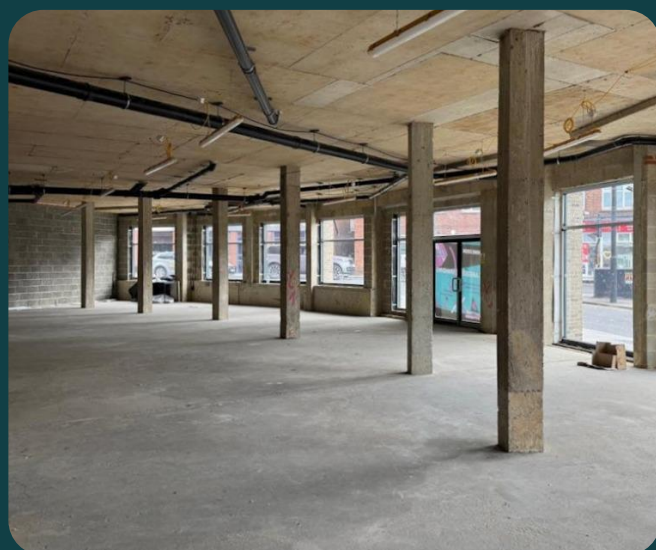
Brentwood is an affluent Essex commuter town around 20 miles north-east of Central London, with an estimated population of around 80,000. Brentwood station is on the Elizabeth line, providing direct services to Liverpool Street in around 39 minutes, with the A12 and Junction 28 of the M25 within a five-minute drive.

The property occupies a prominent corner position at the western end of Brentwood High Street, at its junction with Weald Road. Nearby occupiers include **Anytime Fitness, Papa John's, Subway** and **Pink & White Beauty Salon**, alongside a mix of national and independent retailers.

The High Street offers a strong mix of national and independent retailers, restaurants, cafés and fitness operators, **with Nando's, McDonald's, Sainsbury's** and many other national and local occupiers nearby. Brentwood station is within a 5-10-minute walk, with public parking available at William Hunter Way.



[Click here](#) for
Google map link



Accommodation

A prominent corner unit forming the ground floor of a new mixed-use development. The accommodation is predominantly open plan with supporting columns and is provided in shell condition. The unit benefits from Class E use.

The property comprises the following approximate gross internal floor area:

Gross Internal Area	SQ FT	SQ M
Ground Floor	2,577	239.41

Rent

Quoting rent **£60,000 per annum** exclusive

VAT

VAT is applicable at the prevailing rate.

Terms

The premises is available by way of a new lease on terms to be agreed.

Service Charge

Details of the service charge and building insurance are available upon request.

Business Rates

Business rates information is available upon request. All parties are advised to make their own enquiries with the local billing authority.

EPC Rating

The property is currently rated within band B (29).

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Viewing

All viewings are strictly by prior appointment. For further information or arrangements to inspect please contact:

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