

Prime Retail Unit To Let Brentwood

81-85 High Street, CM14 4RR

ecsRETAIL

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Viewing & Enquiries

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Location

The property occupies a prominent location on the High Street, immediately adjacent to **Britannia BS & Cancer Research** with other nearby retailers including **Marks & Spencer, HSBC, Barclays Bank, McDonalds, WH Smiths, Fat Face, Maplin Electronics and Boots.**

Accommodation

The property is arranged over ground and first floor levels, offering the following approximate dimensions and net internal floor areas.

Ground Floor

5,960 sq ft (553.68 sq m)

First Floor

1,810 sq ft (168.15 sq m)

Lease

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed, subject to 5 yearly upward only rent reviews.

Rent

On application

Rating Assessment

We have been advised by the local rating authority that the current rating assessment is as below. We recommend that all interested parties make their own enquiries with the local rating authority

Rateable Value

£114,000

UBR (2013/2014)

£0.471

Rates Payable

£53,694

Legal Costs

Each party is responsible for its own legal costs incurred in the transaction.

Energy Performance Certificate

Available on request

Plant and Equipment

None of the systems or equipment in the property have been tested by us to ensure they are in working order. Lessees may wish to make their own enquiries.

Subject to contract and vacant possession.

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