Bennett Phillips Luton

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- COMMERCIAL PROPERTY AGENTS
- SURVEYORS
- MANAGING AGENTS
- RETAIL
- OFFICE SPACE
- INDUSTRIAL
- INVESTMENT PROPERTY

Whilst we at Bennett Philips Luton endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.



COMMERCIAL INVESTMENT OPPORTUNITY

SINGLE LET 3-STORY BUILDING
5,126 sq ft (476.22 sq. m)

FOR SALE

OIRO £950,000

71 HIGH STREET BRENTWOOD
ESSEX CM14 4RW

- High Street Location
- Fully let Freehold investment
- Producing £64,000 pax
- Existing tenant in occupation







Location:
The property occupies a prominent High Street position, forming part of Brentwood's busy town centre. Nearby occupiers include Zizzi, Waterstones, Robert Dyas, Nandos, Marks & Spencer, Gails as well as the Bay Tree Shopping Centre. Nearby Pay & Display car parking is located within a short walk along William Hunter Way, running parallel with the High Street. The busy junction of the A12/M25 is within a short drive and Brentwood train station is located nearby offering services to London Liverpool Street via Stratford.

Accommodation:
The property comprises a well-presented end of terrace three-storey building and is currently configured to provide commercial space on all floors. Measurements are as follows:

Ground floor: 2,339 sq. ft / 217.3 sq. m
First floor: 2,279 sq. ft / 211.7 sq. m
Second floor: 508 sq. ft / 47.22 sq. m
Total: 5,126 sq. ft /476.22 sq. m
*Basement (unmeasured)

EPC:
EPC Rating - 57C

Existing Tenancy:
The property is currently let to Lirro Bespoke Interiors Limited T/A Shmidt Kitchens – a kitchen showroom (Class E) use. Let on a 15-year lease from February 2020 producing an income of £64,000 per annum exclusive with 5 yearly rent reviews. There is a tenant option to break the lease in February 2030, subject to 6 months notice. There is also a Schedule of Condition ammended to the lease.

Tenure:
Freehold to include the benefit of the tenancy.

Price:
Offers are invited in the region of £950,000 (Nine Hundred and Fifty Thousand Pounds). VAT is not applicable.

Legal Costs:
Each party are to be responsible for their own legal fees borne in this transaction.

Possession
Immediate upon completion of legal formalities.

Administrative Fee:
Upon terms being agreed and prior to Solicitor's being instructed, the prospective tenant or purchaser is to pay an administrative fee of £500 plus VAT to Bennett Phillips Luton. This fee will cover all associated administrative costs including any referencing fees incurred. In the event that the Landlord or Vendor withdraws from the transaction once solicitors are instructed, 50% of the fee will be refunded.

Viewing:
Strictly by appointment through sole agents Bennett Phillips Luton | 0208 501 3000 contact Taylor Phillips on Taylor@bennettphillips.com

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GDPR General Regulations (GDPR) - As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.
Money Laundering Regulations Identity Checks/AML - The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.









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