

COMMERCIAL INVESTMENT OPPORTUNITY
SINGLE LET 3-STORY BUILDING
5,126 sq.ft (476.22m²)
FOR SALE
OFFERS IN EXCESS OF £950,000

71 HIGH STREET, BRENTWOOD CM14 4RW

Available

- High Street Location
- Fully Let Freehold investment Producing £64,000 pax
- Existing Tenant in Occupation

PRICE	TENURE	PROPERTY TYPE	AREA	POSTCODE
£950,000– offers in excess	Freehold	Office	Brentwood	CM14 4RW

Location
The property occupies a prominent High Street position, forming part of Brentwoods busy town centre.

Nearby occupiers include Zi66i, Waterstones, Robert Dyas, Nandos, Marks Û 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 T
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 5-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 excess of (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.

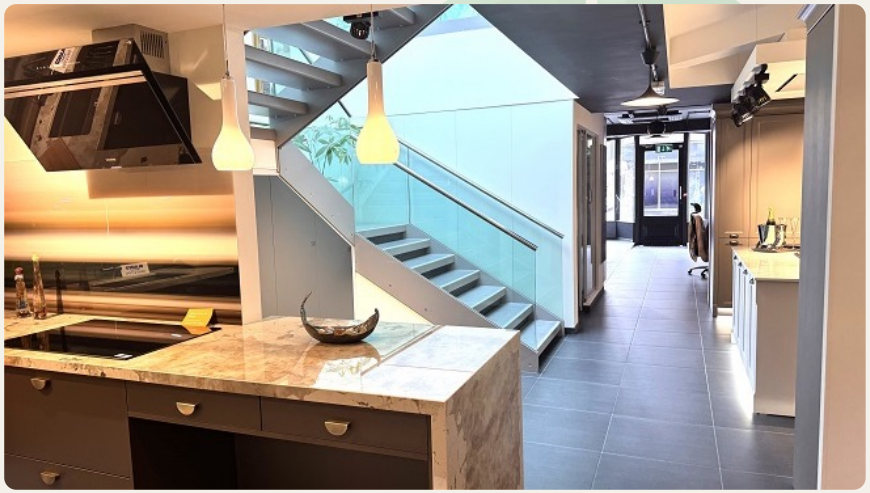
Possession
Immediate upon completion of legal formalities.

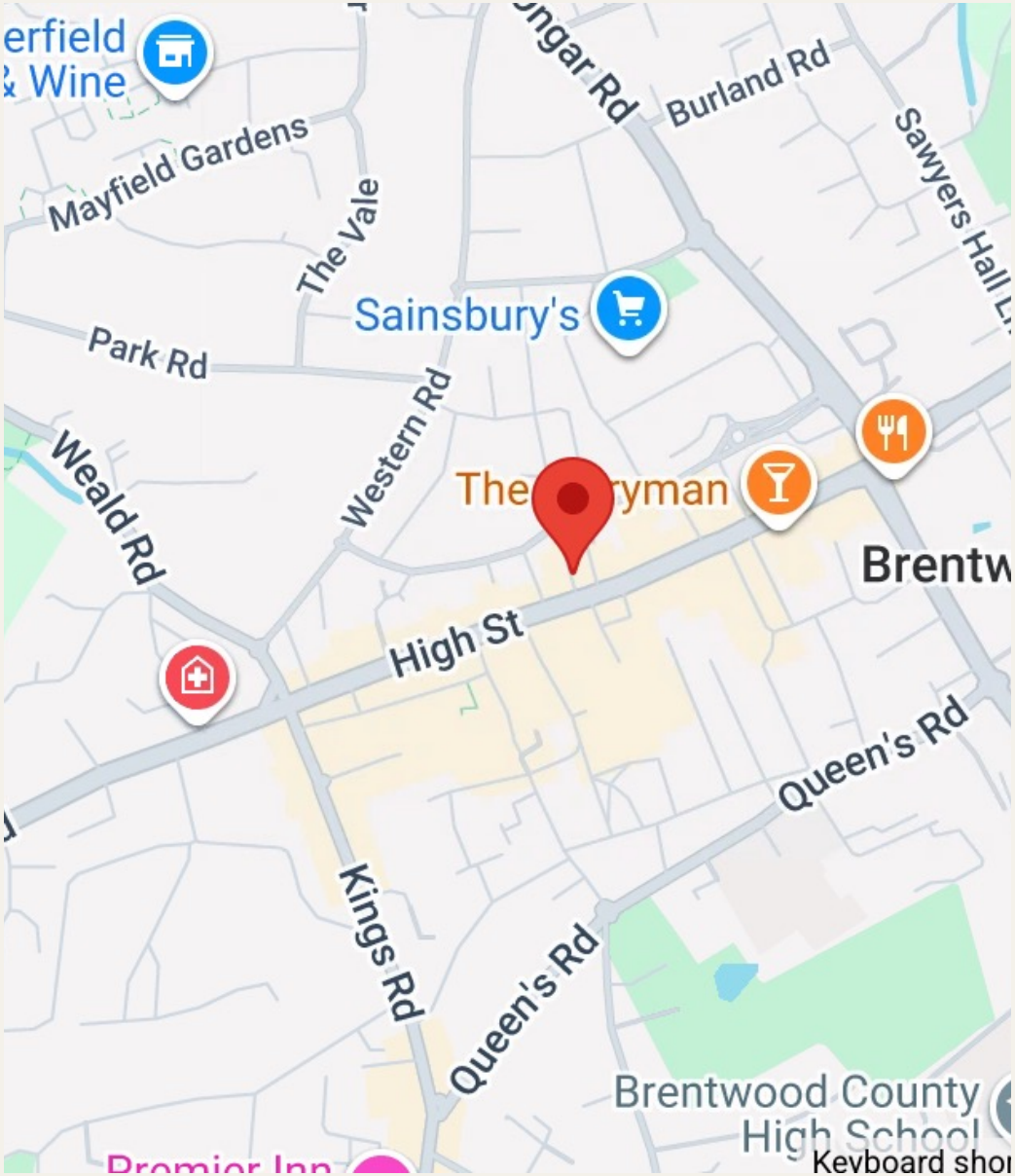
Administrative Fee
Upon terms being agreed and prior to Solicitors being instructed, the prospective tenant or purchaser is to pay an administrative fee of £500 plus VAT to Bennett Phillips Luton. This fee will cover all associated administrative costs including any referencing fees incurred. In the event that the Landlord or vendor withdraws from the transaction once solicitors are instructed, 5% of the fee will be refunded.

Viewing
Strictly by appointment through sole agents Bennett Phillips | 020 8501 3000 | Contact Taylor Phillips on Taylor@bennettphillips.com

PRICE
Offers in Excess of £950,000







Bennett Phillips for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:

1) The particulars are set out as a guide for intending purchasers or lessors and do not constitute part of any offer or contract;
2) All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them;
3) No person in the employment of Bennett Phillips or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property;
4) All rents and prices are quoted exclusive of VAT.

GDPR & AML

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.

BPL Estates Ltd T/A Bennett Phillips.
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