

## 90/92 KINGS ROAD, BRENTWOOD, ESSEX, CM14 4DU

### TO LET - RETAIL PREMISES

441 sq.ft ( 40.97 m<sup>2</sup> )



#### Location

The premises are situated in a parade of retail units on the east side of Kings Road, Brentwood close to its junction with Primrose Hill. Brentwood rail station is located 0.2 miles south of the property and the High Street is located approximately 0.2 miles north of the property.

#### Accommodation

The accommodation comprises a double fronted retail unit with stores and W.C to the rear.

Approximate areas are as follows:

<b>Ground Floor Sales</b>	350 sq.ft ( 32.52 m <sup>2</sup> )
<b>Stores/W.C</b>	91 sq.ft ( 8.45 m <sup>2</sup> )
<b>Total</b>	441 sq.ft ( 40.97 m <sup>2</sup> )

#### Terms

Effectively a new Full Repairing and Insuring Lease for a term of 3 years outside the Land lord and Tenant Act Governing Security of Tenure 1954.

#### Rent

£12,000 per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days

#### Rates

<b>Rateable Value</b>	£8600
<b>UBR (2019/2020)</b>	£0.491
<b>Rates Payable</b>	£4222

The premises qualifies for Small Business Rates Relief. Prospective tenants are advised to contact Brentwood Borough Council (01277 312500) for clarification of their business rates payable.

#### Energy Performance Asset Rating

EPC Awaited

#### Legal Costs

Each party to bear their own.

#### VAT

Is not applicable on the rent.

#### Viewing & Further Information

Strictly by prior arrangement with Mass & Co:

Contact:

Zaman Sheikh

[zaman@massandco.com](mailto:zaman@massandco.com)