

**TO LET,
HIGH STREET BRENTWOOD ESSEX
RESTAURANT PREMISES**



**108 High Street,
Brentwood, Essex, CM14 4AP**

LOCATION

In the High Street of Brentwood Essex which has become one of the county's leading retail centres, having many of the UK's leading brand names represented, M&S, Slug & Lettuce, Next, Pizza Express, WH Smith, Nando's, as well as all of the leading Banks. Brentwood has become even more famous in recent times due to the hit TV series TOWIE, the hub of which is located only a short walk away at The Sugar Hut. Brentwood is located in the London commuter belt, 20 miles north-east of Charing Cross, and near junction 28 of the M25 motorway. It is an affluent town of 47,593 people. Beyond this is an extensive sprawling residential development entirely surrounded by open countryside and woodland, some penetrating to within only a few hundred yards of the town centre.

DESCRIPTION

A grade II listed building in approx. 1,100 sq.ft. with 60 covers possible. Frontages to both the High Street and rear Hart Street. The High Street has most of the country's leading brand names represented, including Pizza Express, Marks & Spencer, WH Smith, Papa Johns, Ladbroke's, Slug & Lettuce.

RENT: £37,000 Per Annum

PROPERTY

All measurements are approximate, and have been measured on a net internal (NIA) basis. Ground floor approx. 1,100 sq.ft.

FEATURES

- Prime High Street Location
- Approx 1,100 Sq. Ft.
- Suit Many Catering/Other Uses
- Surrounded By World Famous Brands
- New Lease Available
- Possible 60 Covers



PREMISES LICENCE

Alcohol sales are licenced from Monday to Saturday 11am 12 midnight and on Sundays & Good Friday 12 noon till 11.30. Opening hours Monday to Saturday 11am till 00.30 the following day. Sundays & Christmas Day 12 noon till 12 midnight.

TENURE

To let, on a FR&I lease, for a term of years to be agreed, at a rent of £37,000 per annum.



BUSINESS RATES

The 2017 rateable value is £19,250 giving a liability to rates of approx £9,567 per annum.

LEGAL & OTHER FEES

The incoming tenant will be responsible for the fees of Dedman Gray, which will be 10% of the rent agreed, or £3,500 (whichever is the greater) plus VAT, as well as the landlords legal fees.

VIEWING

All arrangements to view are through Dedman Gray on 01702 311 111.

Email: commercial@dedmangray.co.uk

Website: www.dedmangray.co.uk

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