

118 KINGS ROAD, BRENTWOOD, ESSEX, CM14 4EA

TO LET - RETAIL /RESTAURANT PREMISES

657 sq.ft (61.04 m²)



Location

The premises occupy a prominent position on Kings Road, Brentwood lying between the junctions with Gresham Road and King Edwards Road a short distance from Brentwood Rail Station. Brentwood High Street is within 5 mins walk.

Accommodation

The property forms part of the ground floor of Station Parade, a new mixed development of retail spaces and upper parts residential. The unit was formerly used as a restaurant and has the benefit of A3 consent. The rear section was used as kitchen & stores and there is a single WC. To the rear of the property is allocated 1 parking space.

Ground Floor Sales	471 sq.ft (43.76 m ²)
Kitchen stores	186 sq.ft (17.28 m ²)
Total	657 sq.ft (61.04 m ²)

Terms

The premises are to be offered on new lease terms to be agreed.

Rent

£26,000 per annum exclusive of service charge, rates, utilities, building insurance and VAT. Rent is payable quarterly in advance on the usual quarter days.

Service Charge

A service charge is applicable. For the current year this is budgeted at £471 plus vat.

Rates

Rateable Value	£16500
UBR (2019/2020)	£0.491
Rates Payable	£8102

Energy Performance Asset Rating

B 26-50	49 This is how energy efficient this building is
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Legal Costs

Each party to bear their own legal costs.

VAT

Value added tax will be applicable.

Viewing & Further Information

Strictly by prior arrangement with Mass & Co. Contact:

Mark Mannering - mark.mannering@massandco.com

Zaman Sheikh - zaman@massandco.com