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RESTAURANT / DEVELOPMENT OPPORTUNITY
FREEHOLD FOR SALE OR LEASE

99 HIGH STREET, BRENTWOOD
ESSEX, CM14 4RR



Description

The premises are located in the heart of Brentwood High Street close to Nando's and Robert Dyas and the renowned Sugar Club.

[Google Street View](#)

The property is arranged over ground, first and second floors. We understand the existing gross approximate areas to be as follows:

Ground Floor	3,856 sq ft	358 sq m
First Floor	843 sq ft	78 sq m
Second Floor	743 sq ft	69 sq m
Total	5,442 sq ft	505 sq m

Freehold Price

Offers of interest are being sought for this interest with the benefit of planning consent.

Lease

Alternatively, the premises will be available to lease on a new FRI lease over the ground floor on terms to be agreed with rental offers sought in the order of £80,000 pa exclusive subject to covenant.

Planning

Planning has been granted to provide 3 new residential units above. A further application has been submitted for an additional apartment. The ground floor benefits from an historic A3 planning consent and Class E use.

Further Information

An EPC has been commissioned and can be made available on request.

Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable and possession will be available upon completion of legal formalities.

Viewing is strictly by prior appointment with sole agent, Genius1Group:

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