

**GENIUS**

**GENIUS**  
GROUP

Specialist in leisure & retail property since 1994

SUI GENERIS USE WITH ROOF TERRACE

PUBLIC HOUSE. FAST FOOD TAKEAWAY. NIGHTCLUB  
2.30 AM ALCOHOL LICENCE GRANTED

FREEHOLD OR LEASEHOLD

**99 HIGH STREET, BRENTWOOD, ESSEX, CM14 4RR**



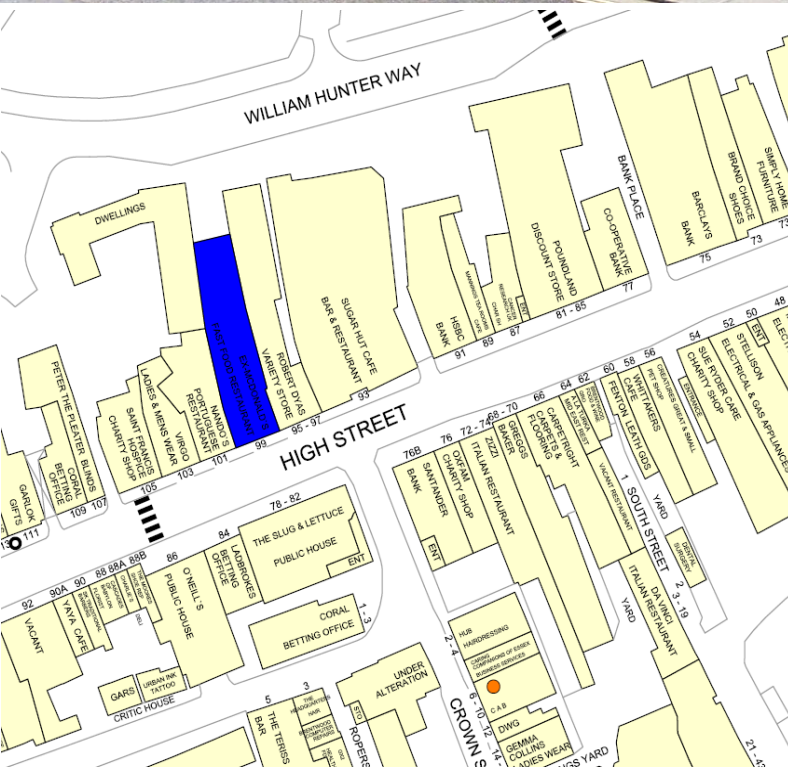
### Description

The premises are located in the heart of Brentwood High Street close to the **Sugar Hut** immediately next door **Nando's** and opposite the **Slug & Lettuce**.



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 are being sought in the order of £1,650,000 for the freehold interest with the benefit of planning consent and licencing

### Lease

Alternatively, the premises will be available to lease on a new FRI lease over the ground floor on terms to be agreed

### Planning

Change of use from commercial, business and service (Class E) to public house (Sui Generis) and conversion of first and second floor levels to rear to form ancillary staff accommodation; formation of roof terrace at part first floor level incorporating part-fixed roof and covered pavilion structure.

### Licensing

Monday to Thursday	08.00 am to 01.30 am
Friday to Saturday	08.00 am to 02.30 am
Sunday	08.00 am to 01.30 am

### 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 Genius1Group:

**Brandon Elmon**  
07970 441122  
brandon@genius1group.com

www.genius1group.com

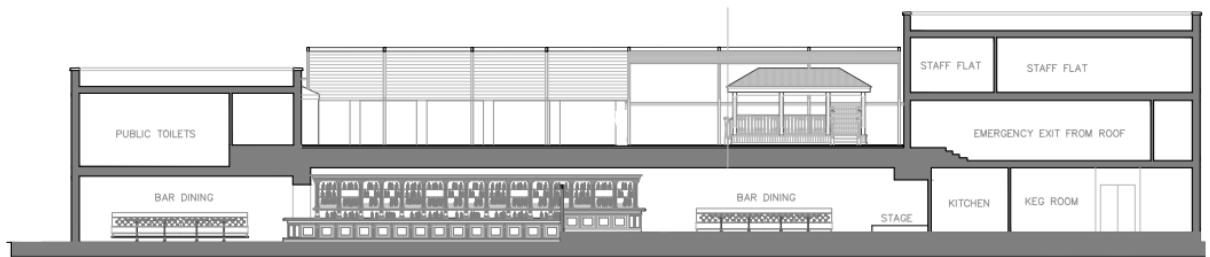
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3 Middleton Place, Fitzrovia, W1W 7TB

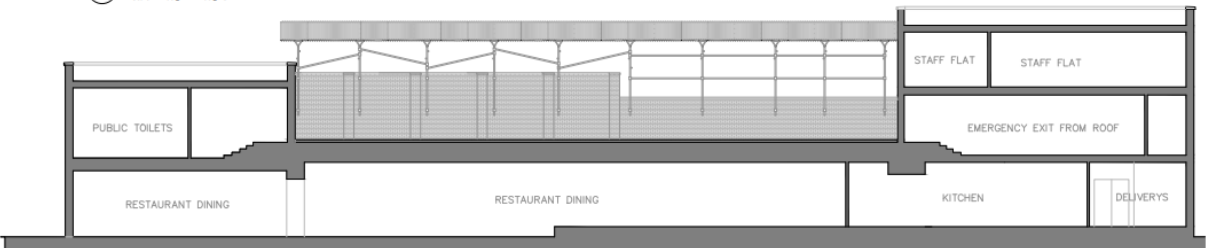
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McCAFFERTYS -BRENTWOOD



① Proposed Section A-A  
Scale: 1:100@A1 1:200@A3



② Existing Section A-A  
Scale: 1:100@A1 1:200@A3



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