

# Prominent Retail Showroom

5538 sq. ft / 514.48 m<sup>2</sup>

## TO LET

*E Class Use*

- Adj. High Street
- 5538 sq. ft / 514.48 m<sup>2</sup>
- 98.5 ft / 28.5m frontage
- Flexible terms
- Suit Many Uses
- 3-4 Car Spaces

1 Weald Road, Brentwood  
Essex CM14 4SN



**Location:**

The property is situated fronting Weald Road at the junction with Western Road adjacent to High Street, Brentwood. The premises were formerly occupied by Laura Ashley and are situated just off the High Street with nearby multiples including **Prezzo**, **Papa John's** and **Domino's** as well as many other small and local businesses.

The High Street joins up to the Brook Street roundabout which provides direct access to the M25 and A12, in the alternate direction the High Street joins up to Shenfield

**Description:**

The property comprises of a large ground floor shop/showroom with the following approximate areas and dimensions:-

Main frontage (Weald Road)	28.5m	98.5 ft
Return Frontage (Western Road)	14m	45.93 ft
<b>Gross Internal Area</b> (inc WC's & ancillary office /storage areas)	<b>514.48 m<sup>2</sup></b>	<b>5,538 sq.ft</b>

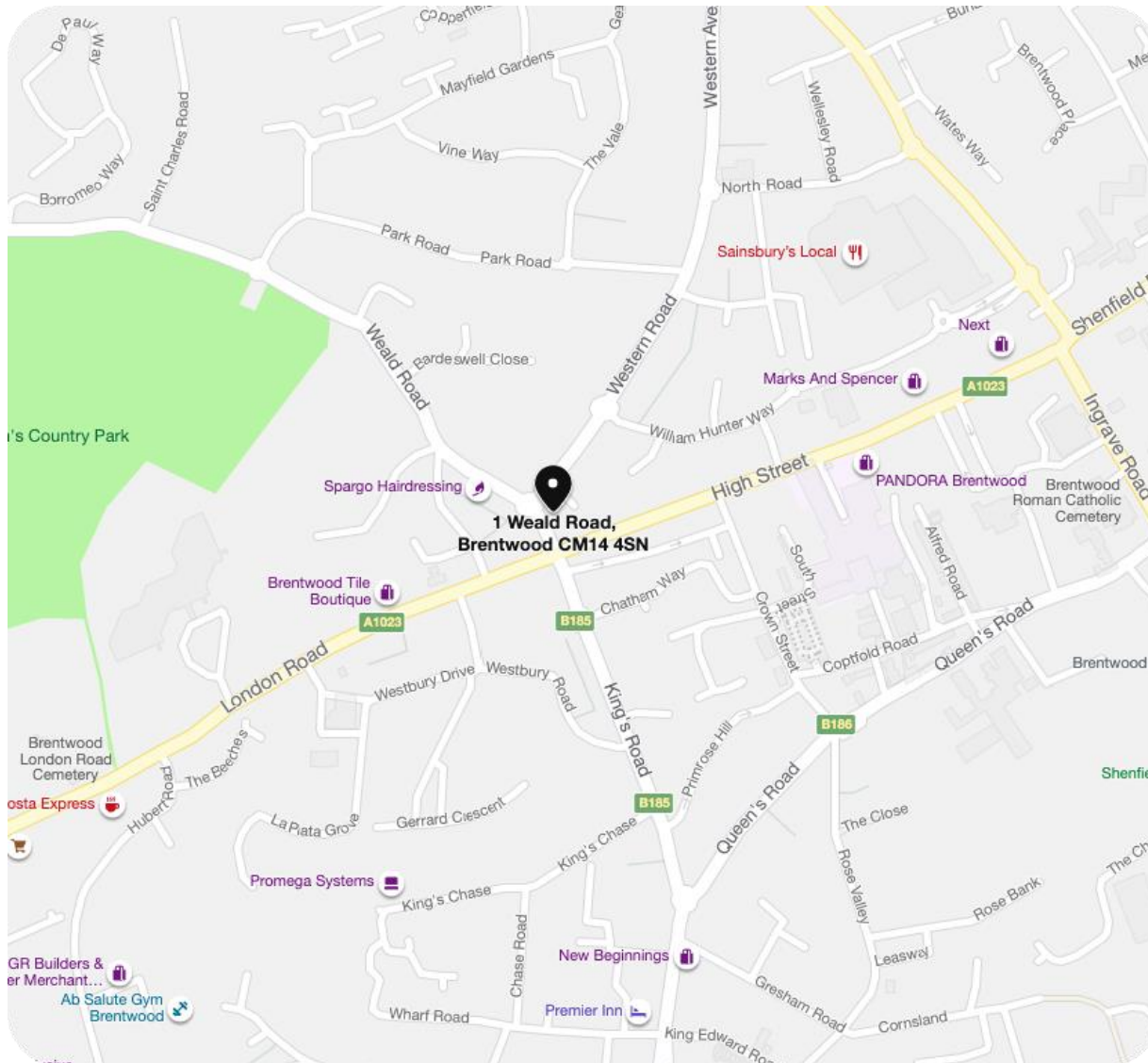
The property falls in the Use Class E (old A1), and would be suitable for a variety of different users including retail, café/restaurant, offices, health centre and gymnasium.

**Amenities**

- **Large Ground Floor Shop / Showroom**
- **Extensive Window Frontage**
- **Total Floor area approx. 514.48 m<sup>2</sup> / 5538 sq.ft**
- **Wooden Flooring**
- **Suspended Ceiling**
- **Air Conditioning**
- **WC's, Office, Kitchen & Ancillary Areas**
- **4 Parking Spaces to the Rear**







**Terms** - To be let by way of a new FRI lease terms to be agreed

**Rent** – Asking rent **£75,000 pax**

**Rates Payable** - TBC

**EPC** - TBC

**References** - Countrywide Commercial (UK) Ltd charges a fee of £125.00 plus VAT at the prevailing rate for taking up references upon the proposed tenants. This fee is non-refundable after references have been taken up, whether or not they are accepted by the Landlord.

**Anti-Money Laundering** - Due to the recent changes in the Anti money laundering regulations it is now standard procedure to undertake a Personal and Company and general AML checks.

Please note this is taken up for both landlord and tenant and any other entity that as a relationship with the property.

**Legal Costs** – To be paid by the ingoing tenant.

**V.A.T** - All rents, prices and premiums are exclusive of VAT under the Finance Act 1989. We would advise all interested parties to consult their professional advisors as to their liabilities if any, in this direction.

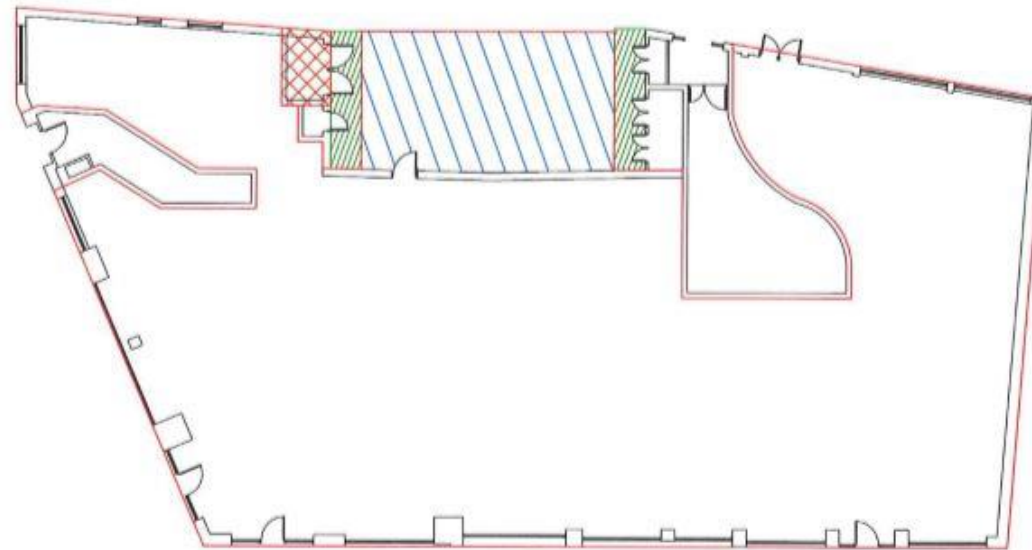
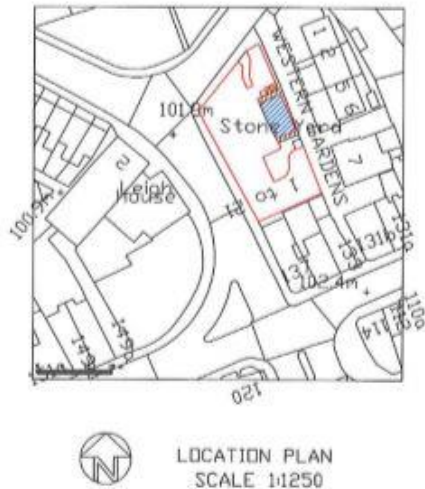
**Viewing - Strictly by Appointment**

**Jason Grant - 020 8506 9900 / 020 8506 9905**

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GROUND FLOOR

-  Right of way
-  Parking area
-  Demise
-  Bin Store

Connaught House, Broomhill Road, Woodford Green IG8 0XR Tel: 020 8506 9900

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