

TO LET



**Unit 2, 10 Ropers Yard, Crown Street, Brentwood, Essex,
CM14 4FU**

- Fully Fitted Cafe
- Close to High Street / Public Car Park

Unit 2, 10 Ropers Yard, Crown Street, Brentwood, Essex, CM14 4FU

Location

The property is in an excellent location, just off the main High Street in Brentwood.

Crown Street is home to several boutique style shops, hairdressers, a florist and the Citizens Advice Bureau with access to a public (pay and display) car park ensuring a steady stream of people passing throughout the day.

Brentwood is a popular shopping town and in recent years has become a tourist destination with a vibrant night life and popular restaurants

Accommodation

Lock up unit totalling approx 900 ft² which has been fully fitted with kitchen appliances

Terms & Tenure

The unit is available by way of an assignment of a full repairing and insuring lease for a term of 10 years from June 2015.

Premium offers are sought for the benefit of the fixtures and fittings.

Rent

£30,000 pa exclusive of rates, service charge, all other outgoings and exclusive of VAT, subject to contract.

VAT

We understand that VAT will be payable on the rent at the prevailing rate.

All rents, prices and premiums are stated exclusive of VAT under the Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.



Service Charge

We understand that there will be a service charge payable for the maintenance of the common parts of the estate, further details available on request.

Rating

We are advised of the following:

RV £21,750

Legal Costs

The ingoing tenant will be responsible for both parties' legal costs.

Viewing

Viewing is strictly by appointment via the sole selling agent:

Mike Storrs
01245 293228
mstorrs@savills.com

Important Notice

Savills, their clients and any joint agents give notice

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

65th August 2019

