



## SITUATION

Located at the junction with Crown Street, opposite **The Sugar Hut Bar & Restaurant, McDonald's** and **Nando's** and amongst a host of other multiple traders including **Zizi, Robert Dyas, Costa Coffee, Waterstones, Marks & Spencer** and **Starbucks**.

Brentwood is popular Essex town which lies approx. 18 miles north-east of central London and benefits from good road links with the A12 and the M25 (Junction 29) approximately 1½ miles to the west.

## PROPERTY

A substantial corner building comprising a **Large Former Ground Floor Restaurant/Bar** with an additional **Bar Area** on a mezzanine floor and **Ancillary Basement Storage**.

In addition, there are **2 parking spaces (in tandem)** allocated at the rear.

**VAT is applicable to this Lot**

## ACCOMMODATION<sup>1</sup>

### Ground Floor Former Restaurant/Bar

Gross Frontage	75'9"
Return Window Frontage	15'3"
Internal Width	62'2" (max)
Built Depth	49'4" (max)
Disabled WC	
GIA	Approx. 2,727 sq ft

### Mezzanine Bar

GIA	Approx. 1,985 sq ft
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(incl. Ladies & Gents WCs)

### Basement Storage

GIA	Approx. 767 sq ft
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(incl. WC)

**Total Area** **Approx. 5,479 sq ft**

<sup>1</sup>Area provided by Joint Auctioneers.

## TENURE

**Leasehold for a term of 999 years from 22nd April 2013 at a peppercorn ground rent.**

**OFFERED with VACANT POSSESSION (see Note 1)**

**Note 1: The property is currently occupied by a Charity at a Tenancy at Will determinable on 1 month's notice. If the Purchaser would prefer the charity to remain in occupation under the Tenancy at Will after completion, please contact the Auctioneers.**

**Note 2: The premises were previously let at £100,000 p.a.**

**Note 3: Refer to the Auctioneers for the floor plans.**





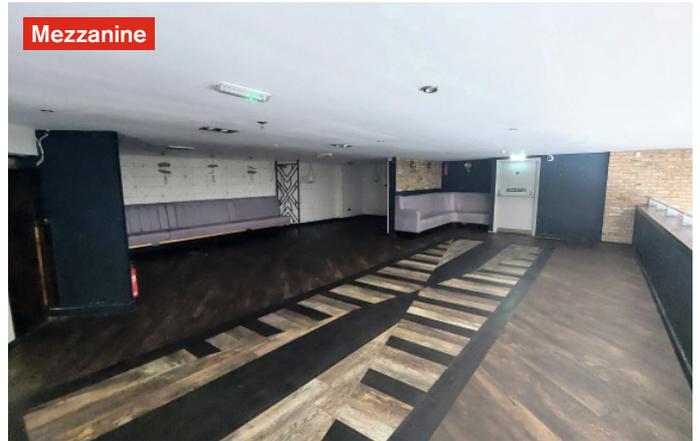
Ground Floor



Ground Floor



Ground Floor



Mezzanine



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## Vacant Former Restaurant/Bar

The Surveyors dealing with this property are  
**John Barnett and Steven Grossman**

### Joint Auctioneers

Kemsley LLP  
Tel: 07342 038 292 Ref: Chris Cornhill  
Email: [chris.cornhill@kemsley.com](mailto:chris.cornhill@kemsley.com)

### Vendor's Solicitors

Gunnercooke LLP  
Tel: 03330 143 401 Ref: Laura Harrison  
Email: [laura.harrison@gunnercooke.com](mailto:laura.harrison@gunnercooke.com)

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**