



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

ACCOMMODATION¹

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
(incl. Ladies & Gents WCs)	

Basement Storage

GIA	Approx. 767 sq ft
(incl. WC)	

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

¹Area provided by Joint Auctioneers.

TENURE

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

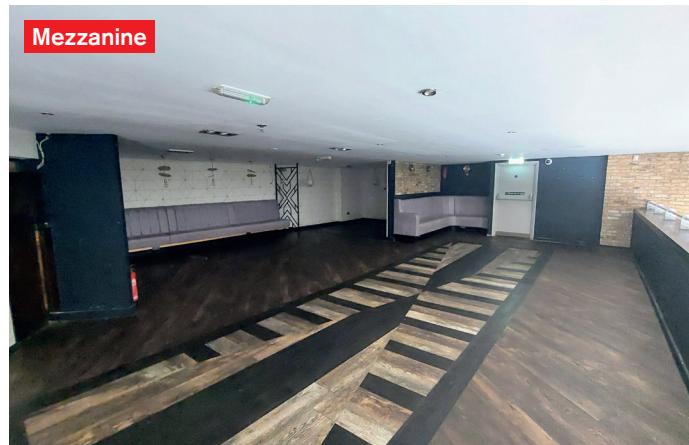
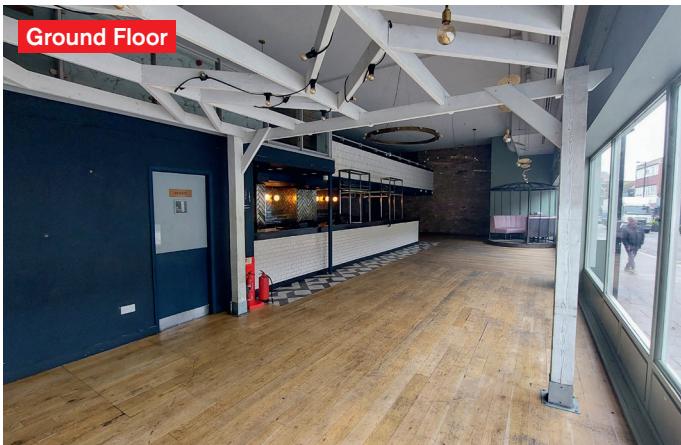
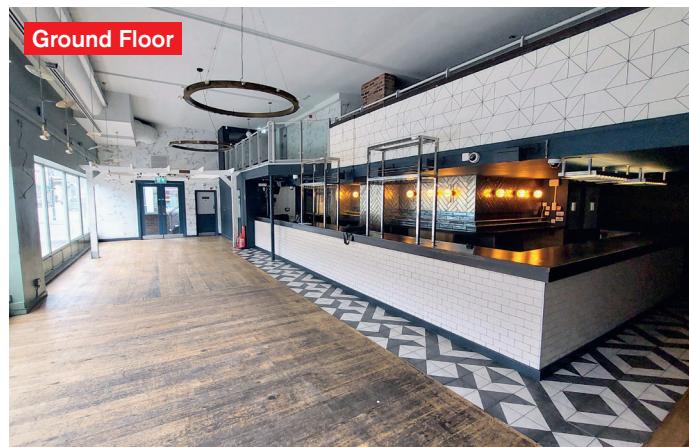
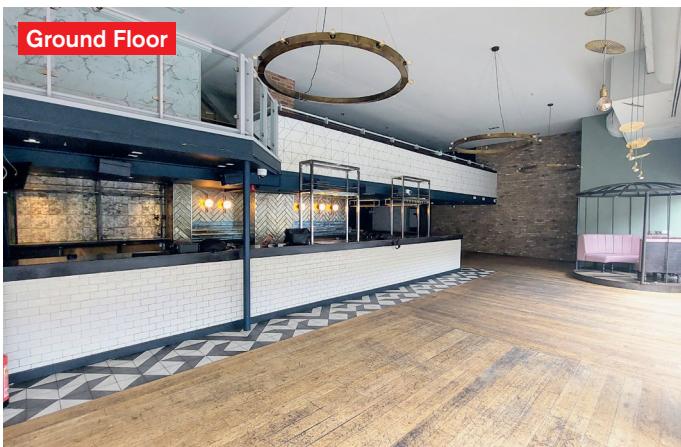
OFFERED with VACANT POSSESSION (see Note 1)

Note 1: The property is currently occupied by a Charity on a Tenancy at Will determinable on 1 months 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.





Vacant Former Restaurant/Bar

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

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'

Joint Auctioneers

Kemsley LLP

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Vendor's Solicitors

Gunnercooke LLP

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