



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.

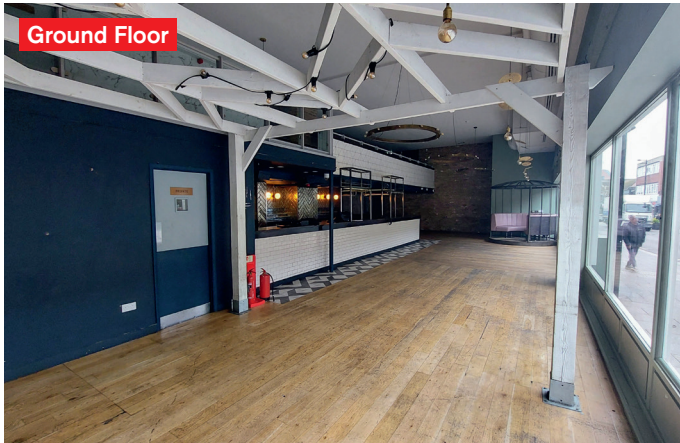




Ground Floor



Ground Floor



Ground Floor



Mezzanine



Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017 OS 100019885.

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

Vendor's Solicitors

Gunnercooke LLP

Tel: 03330 143 401 Ref: Laura Harrison

Email: 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'**