

**BRENTWOOD 130 COVER RESTAURANT - TO LET****9-11 HIGH STREET, BRENTWOOD, ESSEX CM14 4RG**

- 130 cover restaurant on Brentwood High Street
- Double shop front – high ceiling
- 4,500 sq ft on ground floor and basement
- Partially fitted - closed for business
- New 15-20 year lease available

**TO LET - GUIDE RENT £75,000 PER ANNUM  
SUBJECT TO CONTRACT**

COUNL439

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## Location

Affluent commuter belt town 20 miles northeast of Charing Cross close to the M25 motorway at its junctions with the A12 and A127. Train journey direct from Shenfield to Liverpool Street (30 mins) via Stratford. Town population is 55,340 (2021 census).

Vibrant High Street with variety of shops, restaurants and pubs, and plenty of public parking. Brentwood is also the second largest office market in Essex.

The property is prominently located at the eastern edge of the High Street, set back from the road, close to Pizza Express, Giggling Squid, Gail's, Nando's, Zizzi, Burger King and many independent restaurants.

## [Link to Street View](#)

## Description

126 cover restaurant with glazed double shop front forming the ground floor and basement of a multi storey building with residential over. Plans on file show 16 external covers to front. Tall ceilings to both floors. Rear delivery access and emergency escape.

## Accommodation (refer to plans attached)

### Ground Floor

Central entrance leads to large open planned dining area providing 80 covers with bar servery to the rear right-hand side, wheelchair friendly WC, and stairs to basement.

### Basement

Large private dining area providing 46 covers along one side with office / plant room beyond. Large trade kitchen with mechanical extraction. Storage areas.

The restaurant is closed for business and most of the loose furniture and equipment have been removed. The fabric of the restaurant, including the toilets, plant and M&E remain.

## Floor Area (not measured and deduced from the VOA website)

Ground floor	2,600 sq ft	(241 sqm)
Basement	1,900 sq ft	(176 sqm)
<b>Total</b>	<b>4,500 sq ft</b>	<b>(417 sqm)</b>

NB: The floor areas set out are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

## Tenure

New full repairing and insuring lease available at a guide rent of £75,000 subject to upwards only rent reviews every 5 years.

## Licensing

Licensed to sell alcohol between the hours of 9:00am and midnight. [Link to Premises Licence](#)



## Rateable Value

Shop and premises - £54,000 with effect from April 2023.

## Planning

It has been ascertained that the property is not listed but lies within a conservation area.

## Exclusions

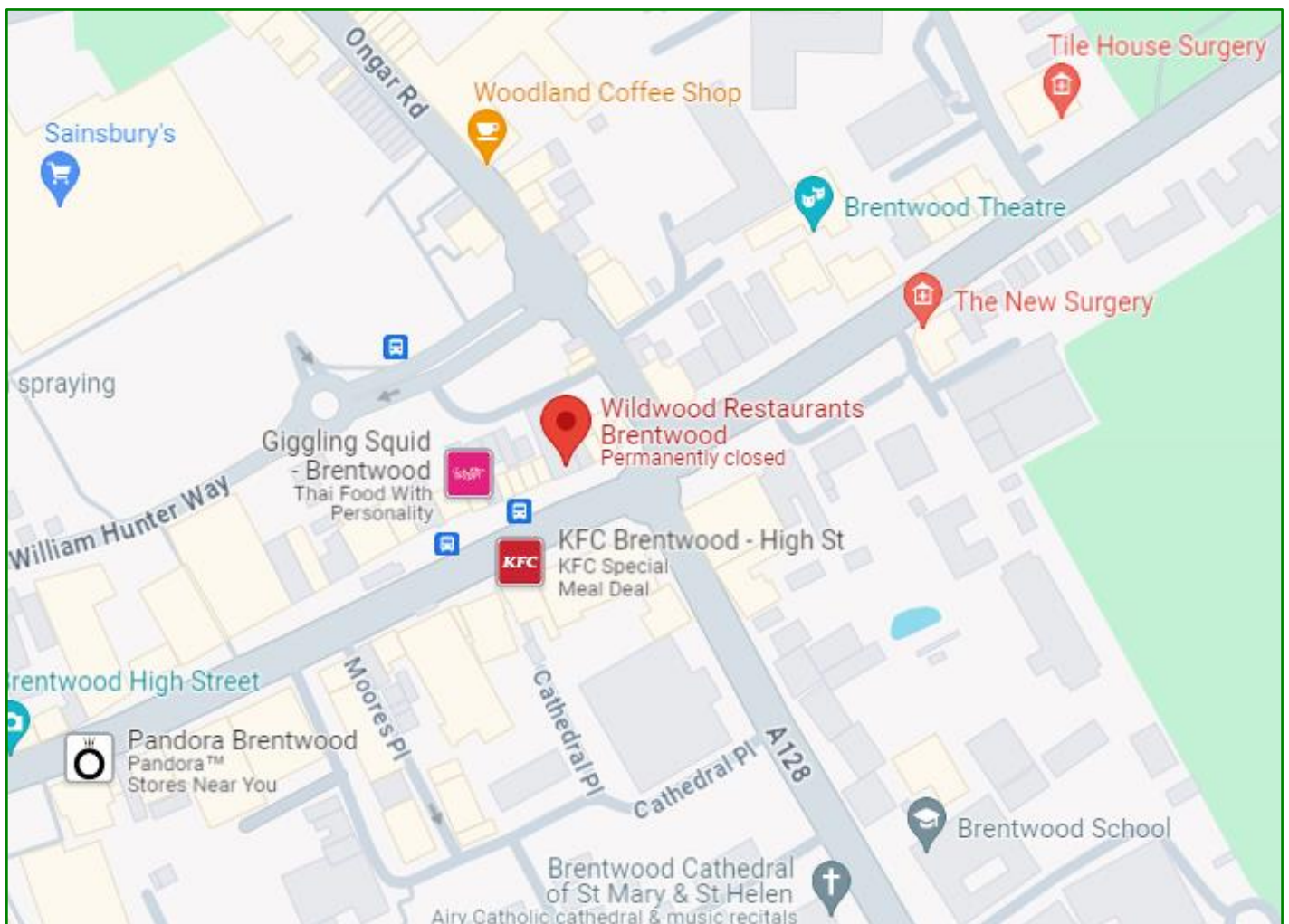
Anything associated with the brand name "Wildwood" will be excluded from the letting, but any furniture and equipment left on the property will be available to the new occupier.

**EPC** – This is being organised and will be available on request.

## Viewing

For further information please contact Richard Negus Tel: 07850 642808 or email: [richard.negus@agg.uk.com](mailto:richard.negus@agg.uk.com)

**Location** - [Link to Location Map](#)



Source: Google Maps. Not to scale - Provided for indicative purposes only.

## Floor Plans

