



J O H A L R E G A N

CHARTERED SURVEYORS
COMMERCIAL PROPERTY CONSULTANTS

a: 87a High Street, Wanstead, London, E11 2AE t: 020 8532 2222 f: 020 8532 2233 e: info@johalregan.co.uk w: johalregan.co.uk

PROMINENT CORNER LOCK UP SHOP TO LET AT:

**26 WARLEY HILL, WARLEY, BRENTWOOD,
ESSEX, CM14 5HA**



LOCATION:

The premises are situated at the junction of Warley Hill and Avenue Road, approximately 100 yards from the railway station. Nearby traders include Brentwood Glass, Londis, Threshers, Brentwood Security, AAC Electric, Post Office and Callico's Hairdressing.



These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending purchaser / lessee must satisfy himself as to the correctness of such statements and these particulars. All negotiations to be through Johal Regan Ltd. Prices, premiums and rents are quoted exclusive of VAT which may apply.

020 8532 2222
johalregan.co.uk

ACCOMMODATION:

The unit is now available having the following approximate dimensions:

Gross frontage	24ft 9ins	(7.5 m)
Splay frontage	5ft 3ins	(1.6 m)
Return frontage	12ft 6ins	(3.8 m)
Internal width	27ft 9ins	(8.5 m)
Retail depth	41ft	(12.4 m)
Sales area (G.I.A.)	1,000 sq ft	(93sq m)

LEASE:

A new Full Repairing and Insuring lease will be granted for a term to be agreed subject to upward only rent reviews.

RENT:

£20,000 per annum exclusive, subject to lease

LEGAL COST:

The incoming tenant to be responsible for both parties reasonable legal costs.

VIEWING:

By appointment with joint agents:

Keith Furze
Mass &Co
01277 201300

Lawrence Regan
Johal Regan
0208 532 2222