



THE SUGAR HUT

Well renowned Nightclub/Restaurant
For Sale

**THE SUGAR HUT, 93-95 HIGH STREET,
BRENTWOOD, CM14 4RR**



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Brentwood, CM14 4RR**

NIA 13,224 sq ft / GIA 18,180 sq ft

**Well renowned nightclub/restaurant
Freehold for sale with vacant possession**

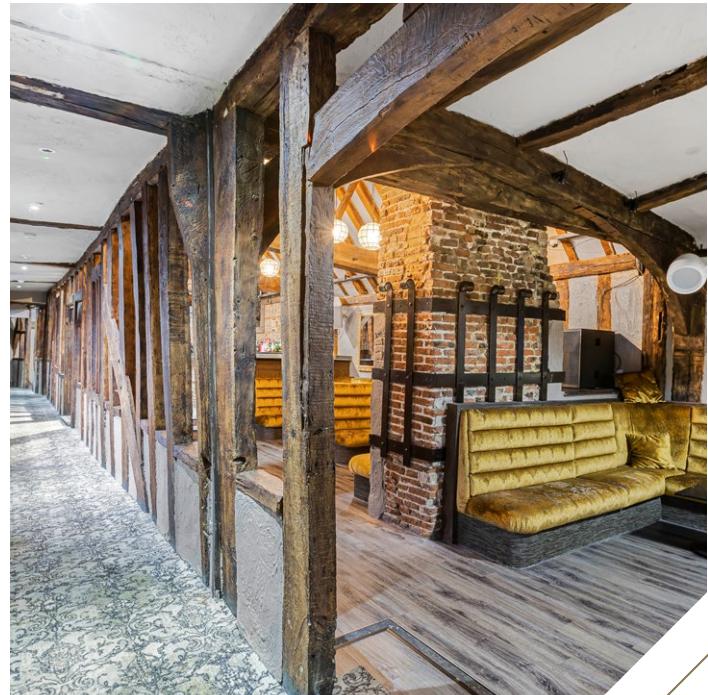
The property is arranged across the basement, ground and two upper floors. Formerly a public house, the property, which is Grade II* Listed, has been reconfigured to trade as a nightclub and restaurant on the ground and first floors with ancillary offices and staff accommodation to second floor. At ground level there is an attractive galleried courtyard providing outside space.

- Net Internal Area - 13,225 sq ft
Gross Internal Area - 18,180 sq ft
- Landmark hospitality property with prominent frontage
- Freehold sold with vacant possession
- Part Listed building with large galleried courtyard
- Would suit alternative uses such as hotel or restaurant
- Affluent Essex location in the heart of Brentwood
- Virtual tour available
- Premises licence in place









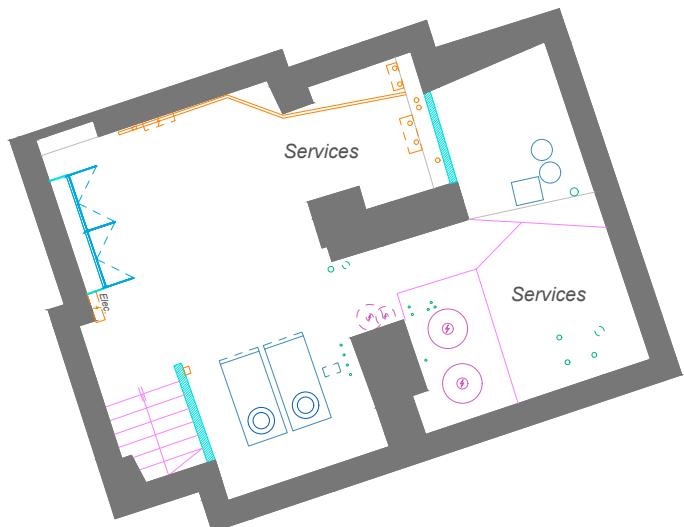
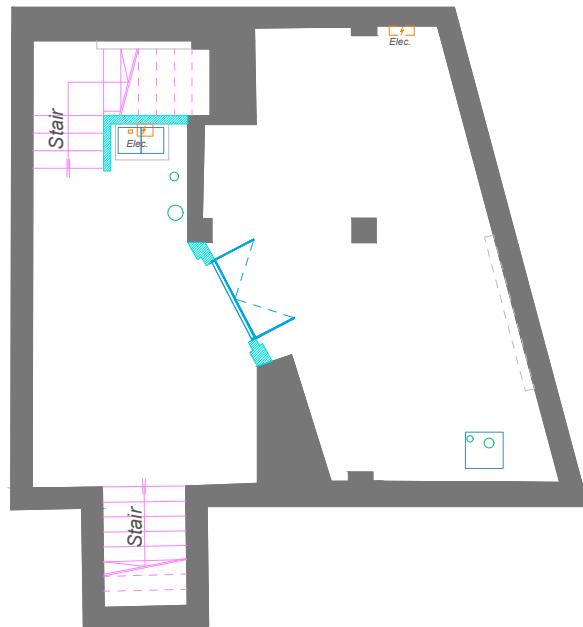
EXISTING FLOOR PLANS

Net Internal Area	Sq M	Sq Ft
2nd	166.70	1,795.00
1st	494.20	5,320.00
Ground	531.50	5,721.00
Basement	36.10	389.00
Total NIA	1,228.50	13,224.00

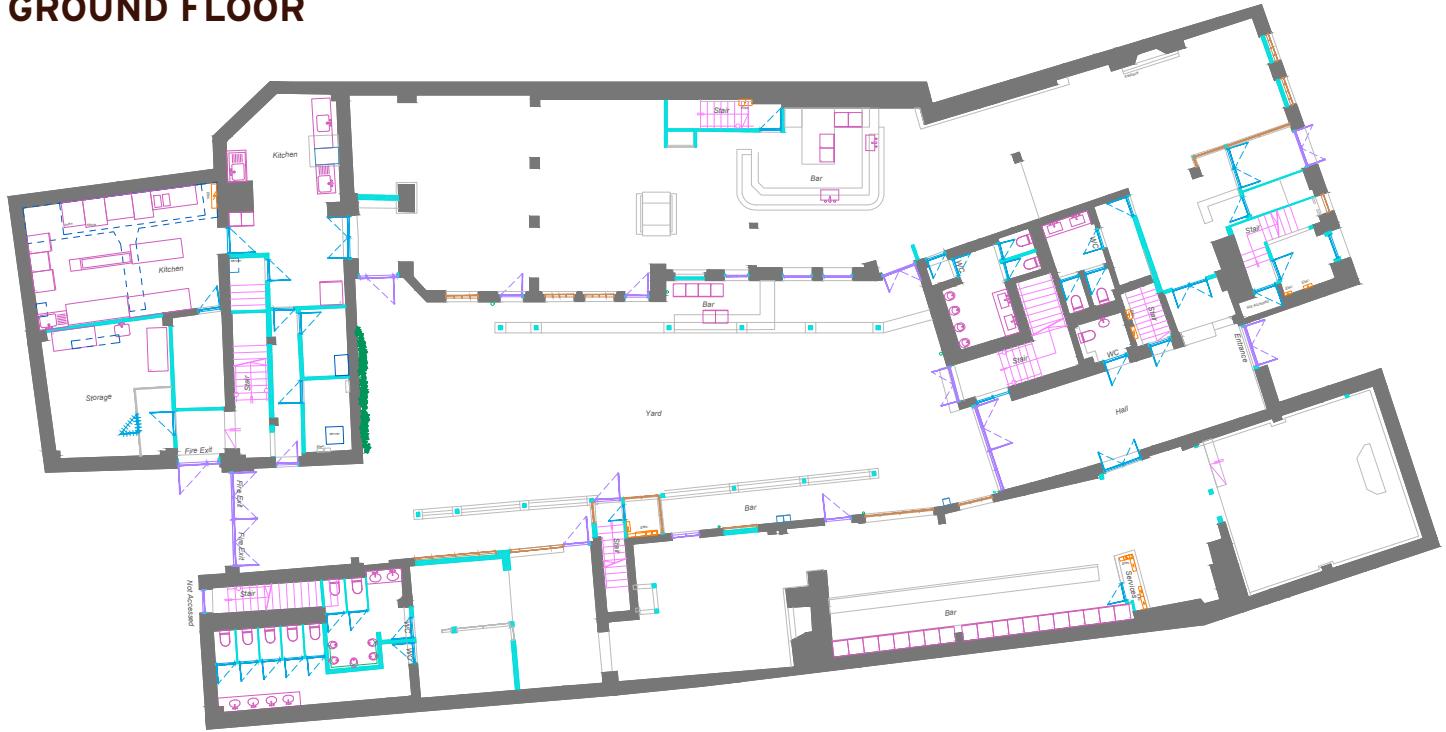
Gross Internal Area	Sq M	Sq Ft
2nd	255.30	2,748.00
1st	662.20	7,128.00
Ground	690.30	7,430.00
Basement	81.10	873.00
Total NIA	1,689.00	18,180.00

Click here for the virtual tour

BASEMENT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



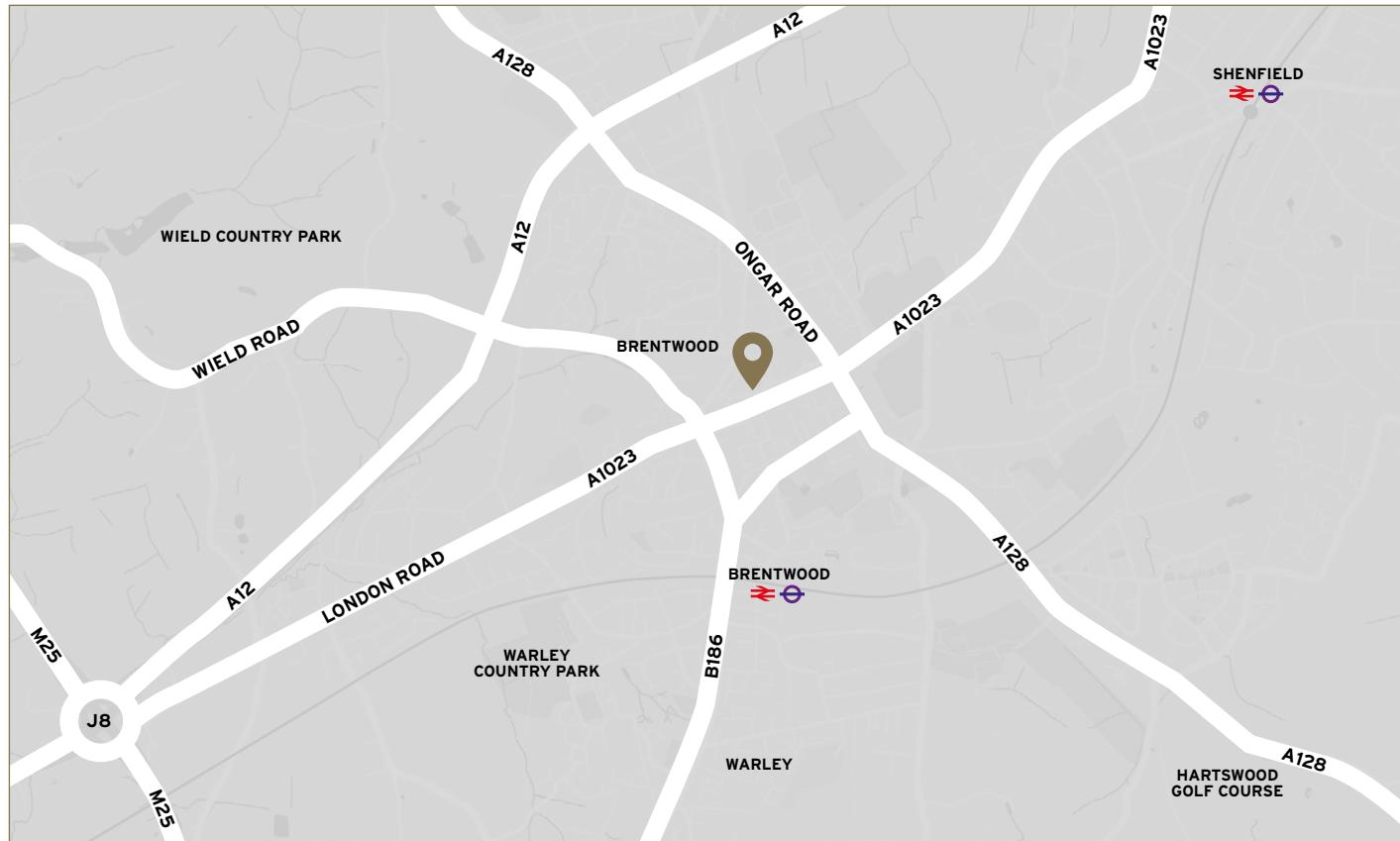
LOCATION

Brentwood is a popular and prosperous Essex town serving a population of 71,000, located about 20 miles north-west of Central London, 12 miles south-west of Chelmsford and 2 miles from Junction 28 of the M25 (via A12).

The property is situated in the town centre shopping area, opposite the junction with Crown Street.

Occupiers close by include Santander, Robert Dyas, HSBC, Nandos, Zizzi, Slug & Lettuce and O'Neills.

Brentwood Mainline Station is within walking distance and is now served by the Elizabeth Line providing access to Central London in under 25 minutes.





Tenure

The site is held Freehold Title Number: EX458736

Proposal

Guiding £3,850,000 (Three Million Eight Hundred and Fifty Thousand Pounds) for the freehold interest subject to contract only.

Viewings

Strictly by way of appointment only via the sole selling agents Stirling Ackroyd.

VAT

The property is elected for VAT.

Further Information

Full measured survey and further information available upon request.

VIEWING & FURTHER INFORMATION

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