



**STIRLING  
ACKROYD**

## **FOR SALE**

**The Sugar Hut, 93-95  
High Street, Brentwood,  
CM14 4RR**

**13,224 sq ft**

**Well renowned  
nightclub/restaurant  
Freehold for sale**

Restricted  
ZONE  
No loading  
At any time  
except on  
signed days



**VIDEO TOUR**

**stirlingackroyd.com**





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## Description

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.

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## 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.

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## Key points

- Total internal area - 13,225 square feet
- 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









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## Accommodation

Name	sq ft	sq m	Availability
Basement	389	36.14	Available
Ground	5,721	531.50	Available
1st	5,320	494.24	Available
2nd	1,795	166.76	Available

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## Rents, Rates & Charges

Price	£3,850,000
Rates	£69,680 per annum
Service Charge	On application
VAT	On application
EPC	D (90)

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## Viewing & Further Information



**Brett Sullings**  
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