

**5 & 6 THE CHEQUERS, HIGH STREET, INGATESTONE, ESSEX2, CM4 0DG**

**TO LET - OFFICE SUITES**

1,252 sq.ft - 2,740 sq.ft ( 116.31 m<sup>2</sup> - 254.55 m<sup>2</sup> )



**Location**

The Chequers is situated on the north side of Ingatestone High Street (B1002) on the corner of its junction with Market Place. The B1002 connects with the A12 southbound approx. 2 miles away and northbound approx. 2.5 miles. Ingatestone Station whose line connects to London Liverpool Street is within walking distance of the premises.

**Accommodation**

The Chequers is a 3 storey multi tenanted office and retail building. There are two suites currently available which can be leased separately or combined. There is allocated parking.

<b>Suite 5 ( 1st Floor)</b>	1,252 sq.ft ( 116.31 m <sup>2</sup> )
<b>Suite 6 ( 2nd Floor)</b>	1,488 sq.ft ( 138.24 m <sup>2</sup> )
<b>Combined</b>	2,740 sq.ft ( 254.55 m <sup>2</sup> )

**Terms**

The accommodation is to be let on new lease terms to be agreed.

**Rent**

Rent on application. The rent is exclusive of service charge, insurance, business rates and utilities.

**Service Charge**

The service charge for the maintenance and upkeep of the common areas for the current year is: Suite 5 - £3,308 + vat Suite 6 - £3,791 + vat

**Rates**

<b>Suite 5 Rateable Value</b>	£20,500
<b>Suite 6 Rateable value</b>	£22,750
<b>Uniform Business Rate 2020/2021</b>	£0.499
<b>Suite 5 Rates payable</b>	£10,230
<b>Suite 6 Rates payable</b>	£11,352

**Energy Performance Asset Rating**

EPC Awaited

**Legal Costs**

Each party to bear their own legal costs.

**VAT**

Value added tax is payable in respect of the rent and service charge

**Viewing & Further Information**

Contact sole letting agents Mass & Co

Mark Mannering - mark.mannering@massandco.com