

UNIT 3, 1-5 INGRAVE ROAD, WILSONS CORNER, BRENTWOOD, CM15 8AP

TO LET - RETAIL PREMISES

300 sq.ft (27.87 m²)



Location

The premises form part of the Wilsons Corner development situated on Ingrave Road. Ingrave Road is located a short distance from Brentwood High Street (A1023) and its junction with Ongar Road (A128). Retailers on Ingrave Road include a Barbers, Chemist and an Antique Gallery among others.

Brentwood Mainline Railway Station, which serves direct links to London Liverpool Street is approximately 0.7 Miles away (15 minute walk).

Accommodation

The premises is a sub division within a double fronted corner lock up shop with W.C. Furthermore the property benefits from a allocated car parking space. Approximate areas and dimensions are as follows:

Ground Floor Sales	300 sq.ft (27.87 m ²)
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Terms

The premises are available by way of a new Full Repairing and Insuring Lease for a minimum term of 5 years.

Rent

£20,000 per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days

Service Charge

A service charge may be applicable in respect of this property. Further details on request.

Rates

Rateable Value	£10500
UBR (2018/2019)	48p
Rates Payable	£5040

Energy Performance Asset Rating

C 51-75	70 This is how energy efficient this building is
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Legal Costs

Each party to bear their own.

VAT

All rents and prices stated are subject to Value Added Tax.

Viewing & Further Information

Strictly by prior arrangement with Joint Sole Agents Mass & Co and Dedman Gray:

Contact:

Zaman Sheikh

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Or

Roy Horton

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