

**UNIT 4, 1-5 INGRAVE ROAD, WILSONS CORNER, BRENTWOOD, CM15 8AP**

**TO LET - RETAIL PREMISES WITH 1ST FLOOR STORES**  
2,390 sq.ft ( 222.04 m<sup>2</sup> )



**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 comprise of a large ground floor retail unit. The accommodation benefits from first floor storage and staff facilities. An allocated parking space is included. Approximate areas are as follows:

|                            |                                       |
|----------------------------|---------------------------------------|
| <b>Ground Floor Sales</b>  | 2,152 sq.ft ( 199.93 m <sup>2</sup> ) |
| <b>First Floor Storage</b> | 238 sq.ft ( 22.11 m <sup>2</sup> )    |
| <b>Total</b>               | 2,390 sq.ft ( 222.04 m <sup>2</sup> ) |

**Terms**

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

**Rent**

£35,000 per annum exclusive of service charge, rates, utilities, building insurance and VAT. Rent is 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**

|                        |         |
|------------------------|---------|
| <b>Rateable Value</b>  | £34,000 |
| <b>UBR (2018/2019)</b> | 48p     |
| <b>Rates Payable</b>   | £16320  |

**Energy Performance Asset Rating**

EPC Awaited

**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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