

1 ONGAR ROAD, BRENTWOOD, CM15 9AU

TO LET - PROMINENT TOWN CENTRE RETAIL UNIT 633 sq.ft (58.81 m²)



Location

The property occupies a busy corner position at the southern end of Ongar Road, Brentwood at its junction with the High Street. Nearby retailers include Pizza Express, Wildwood, Greggs, Next, Halfords and Bairstow Eaves. Parking can be found to the at either Sainsbury's or at William Hunter Way Car Park, operable by Pay and Display.

The M25 (j28) and the A12 are in close proximity to the property. The A12 is located approximately 1.0 mile and the M25 3.0 miles from the premises. Brentwood station is approx. 15 minutes walk.

Accommodation

The accommodation comprises a ground floor retail unit with a prominent double frontage. The premises benefit from kitchen, stores and changing room facilities. Approximate areas are:

Ground Floor Sales	383 sq.ft (35.58 m ²)
Stores, WC and Kitchen	250 sq.ft (23.23 m ²)
Total	633 sq.ft (58.81 m ²)

Terms

The premises available by way of a lease assignment with the existing lease term expiring December 2026 and which is subject to a tenants option to break in 24 December 2021

Rent

£22,000 per annum exclusive of service charge, rates, utilities, building insurance and VAT. Rent is payable quarterly in advance on the usual quarter days.

Rates

Rateable Value	£19,750
UBR (2019/2020)	£0.491
Rates Payable	£9697

Energy Performance Asset Rating

EPC Awaited

Legal Costs

Each party to bear their own.

VAT

VAT is not applicable.

Viewing & Further Information

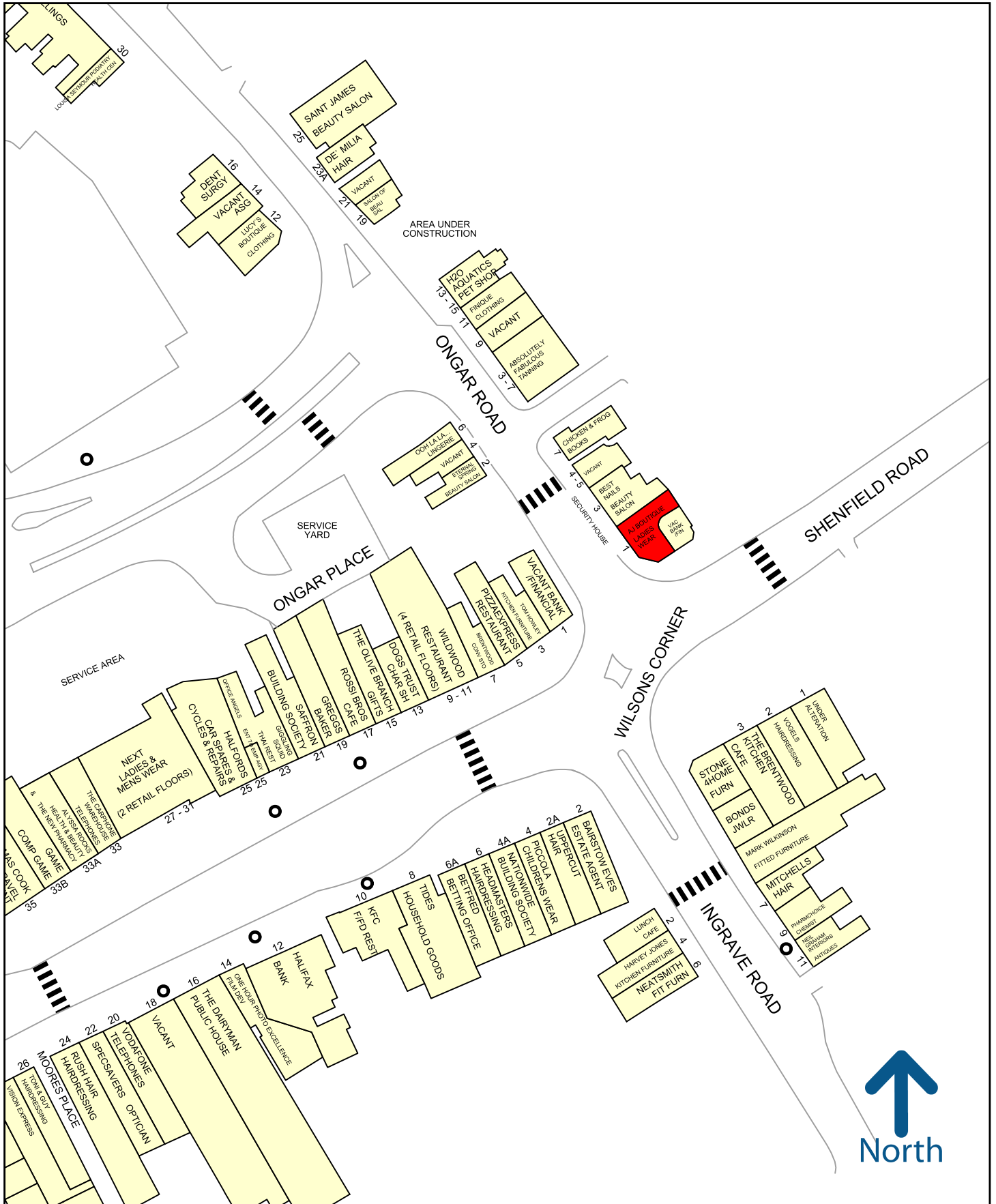
Strictly by prior arrangement with Sole Agents, Mass & Co:

Zaman Sheikh

zaman@massandco.com

Mark Mannering

mark.mannering@massandco.com



Experian Goad Plan Created: 03/05/2019
Created By: Mass and Co

