

1 ONGAR ROAD, BRENTWOOD, ESSEX, 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 Birstow 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 corner position. The premises benefit from kitchen, stores and changing room facilities, having operated as a fashion store previously. 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 or by way of a sub-lease from 2 - 5 years also expiring in December 2026.

Rent

£25,504 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

The property may be subject to a service charge.

Planning

The property falls with Class E of the Use Class Order

Rates

Rateable Value	£19,750
UBR (2021/2022)	£0.499
Rates Payable	£9,855

Prospective tenants are advised to check their own business rates liabilities. This property qualifies for Small Business Rates Relief

Energy Performance Asset Rating

C 51-75 69 This is how energy efficient this building is.

Legal Costs

Each party to bear their own.

VAT

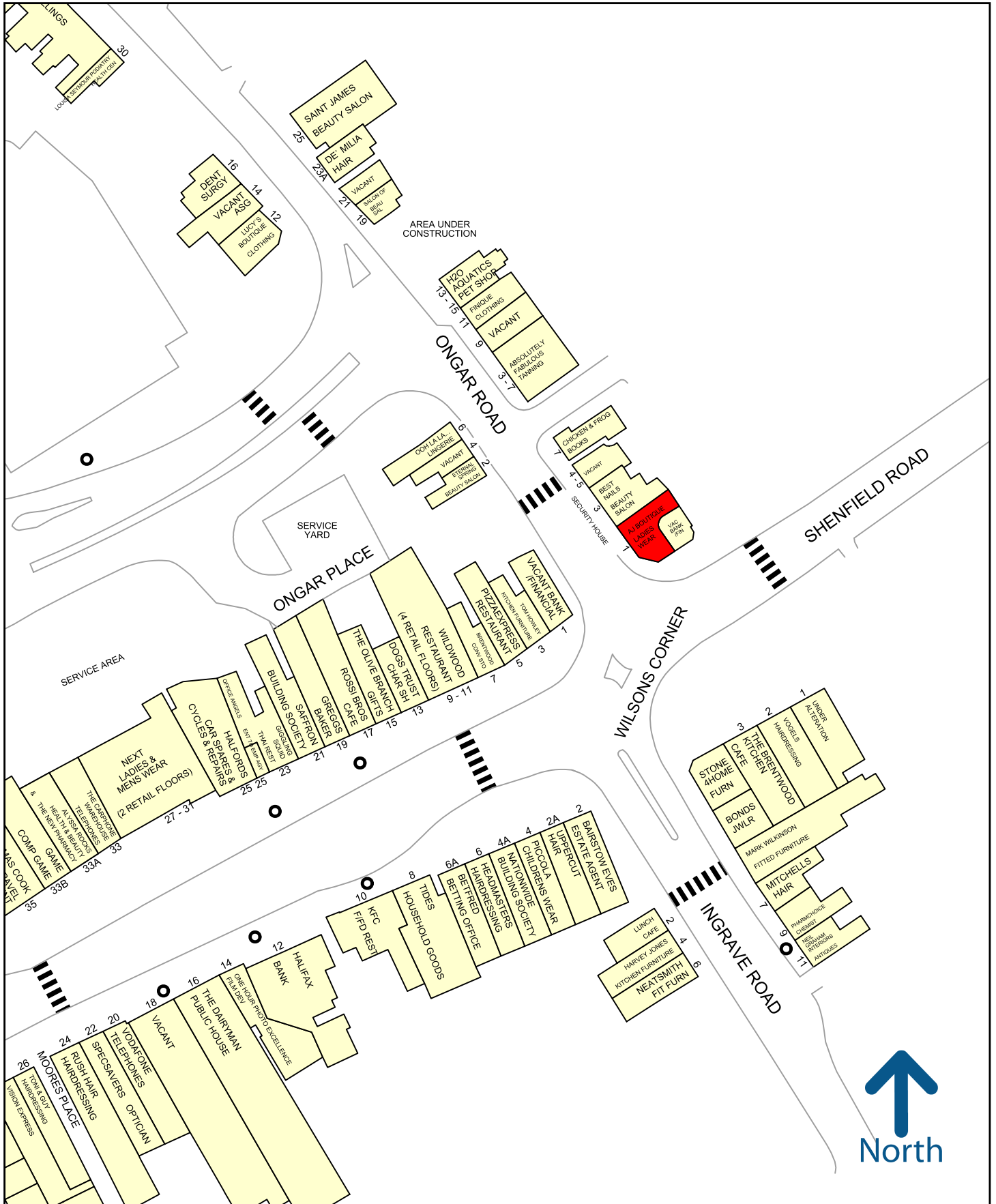
VAT is not applicable.

Viewing & Further Information

Contact Sole Agents - Mass & Co:

Mark Mannering

mark.mannering@massandco.com



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

