

62-66 ONGAR ROAD, BRENTWOOD, ESSEX, CM15 9PAX

GROUND FLOOR RETAIL UNIT TO-LET (MAY SELL FREEHOLD OF GROUND AND FIRST FLOORS)
1,517 sq.ft (140.93 m²)



Location

The premises are situated on the southern end of Ongar Road and is located between the junctions of North Road and the Wates Way Industrial Park. Brentwood High Street is located 0.2 miles south of the property and can be reached in a approx. 4 minute walk. Notable retailers nearby include Sainsbury's. The nearest available off-street car parking can be found to the at either Sainsbury's or at William Hunter Way Car Park, operable by Pay and Display.

The M25 London Orbital Motorway and the A12 are in close proximity to the property, accessible within 10 minutes' drive.

Accommodation

The accommodation comprise a triple fronted ground floor retail unit currently being used as a children's soft play area. The premises benefits from an allocated parking space at the front of the property. The accommodation has Male and Female W.C.s to the rear of the premises.

Approximate floor areas are as follows:

Ground Floor Sales	1,517 sq.ft (140.93 m ²)
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Terms

The ground floor is available by way of a new Full Repairing and Insuring Lease for a Term to be agreed.

The Freehold of the entire premises may be available which includes the first floor of approximately 476 sqft which is currently let at £1,500 per month. Price upon application.

Rent

£30,000 per annum exclusive of service charge, rates, utilities, building insurance and VAT.

Rates

Rateable Value	£23,750
UBR (2019/2020)	£0.491
Rates Payable	£11661

Interested parties should check with Brentwood Borough Council for verification of their business rates obligations.

Energy Performance Asset Rating

E 101-125 **116** This is how energy efficient this building is

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 Sole Agents , Mass & Co:

Contact:

Zaman Sheikh
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Or

Mark Mannering
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