

499 ONGAR ROAD, PILGRIMS HATCH, BRENTWOOD, ESSEX, CM15 9JP

FOR SALE FREEHOLD - RETAIL + RESIDENTIAL INVESTMENT OPPORTUNITY

861 sq.ft (79.99 m²)



Location

The property forms part of a small parade of similar properties situated on the corner of Ongar Road (A128) and Georges Drive in the village of Pilgrims Hatch approx. 2 miles from Brentwood High Street. Brentwood is a town with a population of approx. 55,000 (2017) and is located off the A12 at its junction (28) with the M25.

Accommodation

The property comprises a ground floor mid-terrace retail unit plus a first floor 2 bedroom flat which is separately accessed but occupied under the same tenancy. The premises currently operates as an restaurant with staff accommodation.

Ground Floor incl. WC's & Kitchen	861 sq.ft (79.99 m ²)
First Floor 2 bedroom Flat	

Terms

The premises are let by way of a 20 year lease from June 2016 at a current passing rent of £25,000 per annum exclusive. The rent is subject to review in June 2020 and every 5 years thereafter. A copy of the lease is available on request.

Price

The premises are to be sold freehold with the benefit of the lease. £395,000 Subject to Contract

Rates

Rateable Value - Retail	8800
Council Tax Band - First Floor Flat	C

Energy Performance Asset Rating

D 76-100 ← **86** This is how energy efficient this building is.

Legal Costs

Each party to bear their own legal costs

VAT

VAT is not applicable

Viewing & Further Information

Contact sole selling agents Mass & Co:

Mark Mannering

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