

3 ONGAR ROAD, BRENTWOOD, ESSEX, CM15 9AU

TO LET- RETAIL PREMISES TO SUIT A5 TAKEAWAY OR RESTAURANT USE

580 sq.ft (53.88 m²)



Location

The premises are situated on the southern end of Ongar Road (A128), close to its junction with Brentwood High Street. Notable retailers nearby include Sainsbury's on William Hunter Way. 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.

Accommodation

The premises comprise a ground floor retail unit. The property were previously used as a takeaway under A5 use and is suitable for A1 use. Prospective tenants are advised to check with Brentwood Borough Council for any alternative uses.

Approximate areas are as follows:

Ground Floor Sales 580 sq.ft (53.88 m²)

Terms

Effectively a new Full Repairing and Insuring lease for a term to be agreed.

Rent

£25,000 per annum exclusive of all outgoings, 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.

Planning

Rates

Rateable Value	£15,750
UBR (2020/2021)	£0.499
Rates Payable	£7,859

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

Energy Performance Asset Rating

D 76-100	84 This is how energy efficient this building is
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Legal Costs

Each party to bear their own

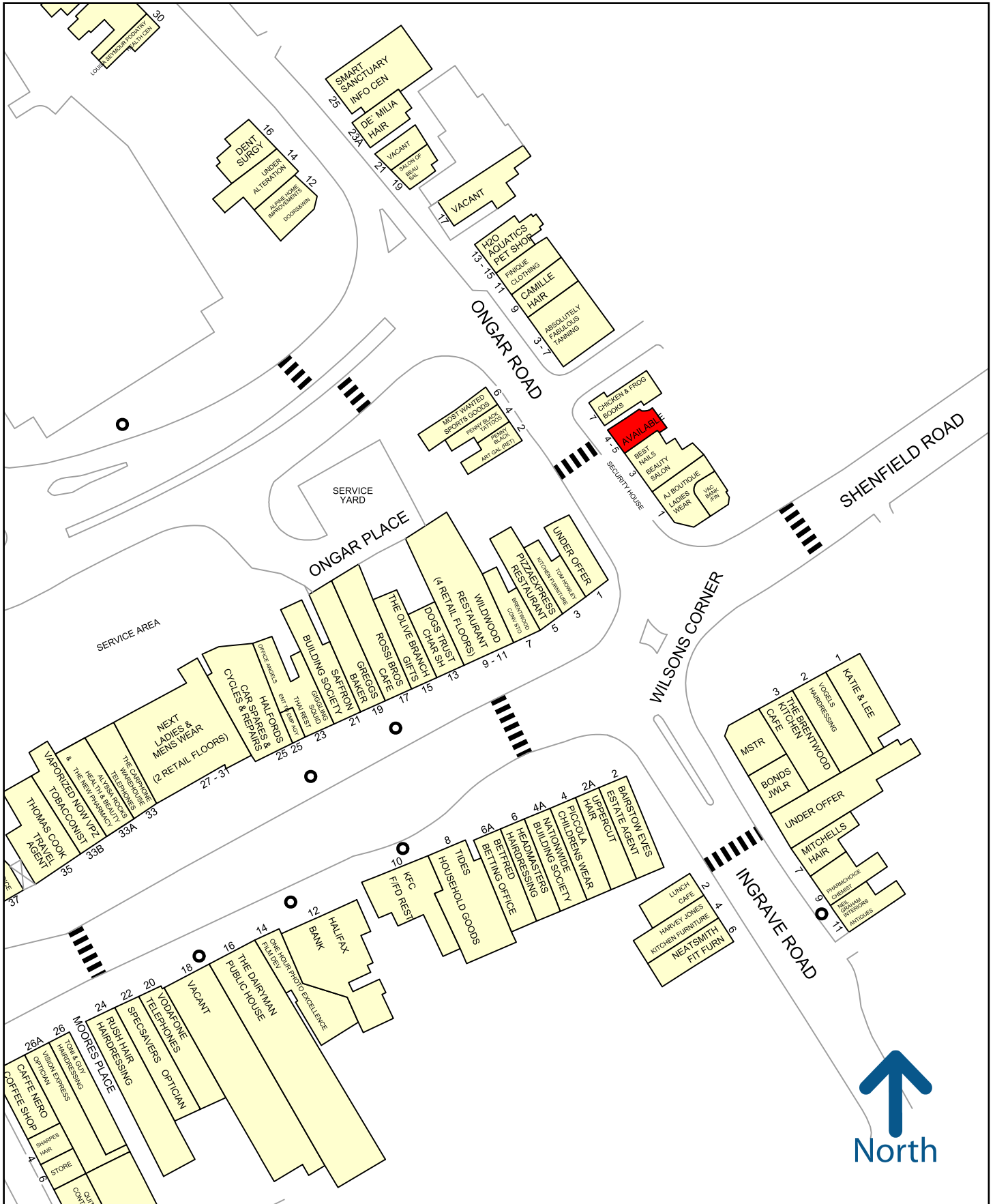
VAT

All rents and prices stated are subject to Value Added Tax.

Viewing & Further Information

Contact Mass & Co

Mark Mannering - mark.mannering@massandco.com



50 metres

Experian Goad Plan Created: 13/12/2019
Created By: Mass and Co



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