

1B ONGAR ROAD, BRENTWOOD, ESSEX, CM15 9AT

TO LET - TOWN CENTRE RETAIL UNIT

451 sq.ft (41.90 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

A ground floor mid-terraced retail unit including kitchen and wc formerly used as a nail salon

Retail area	372 sq.ft (34.56 m ²)
Kitchen & WC	79 sq.ft (7.34 m ²)
Total	451 sq.ft (41.90 m ²)

Terms

The property is to be offered on a new effectively full repairing lease for a term to be agreed.

Rent

£18,000 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

A service charge may be applicable in respect of this property. Further details on request.

Planning

The premises fall within Use Class E or can be used for the purpose of a Nail Salon as per the previous use.

Rates

Rateable Value	£13,250
UBR (2021/2022)	£0.499
Rates Payable	£6,612
These premises qualify for Small Business Rates Relieve. Prospective tenants are advised to check their business rates liabilities with the local authority	

Energy Performance Asset Rating

D 76-100	81 This is how energy efficient this building is
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Legal Costs

Each party to bear their own legal costs

VAT

VAT is applicable payable on the rent

Viewing & Further Information

Contact Mass & Co:

Mark Mannering - mark.mannering@massandco.com