

7, SECURITY HOUSE, ONGAR ROAD, BRENTWOOD, ESSEX, CM15 9AT

TO LET - TOWN CENTRE RETAIL UNIT

520 sq.ft (48.31 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 property comprises an end of terrace retail unit which includes staff facilities and office/stores.

Ground Floor Sales	222 sq.ft (20.62 m ²)
Office/Stores	240 sq.ft (22.30 m ²)
Staff area	58 sq.ft (5.39 m ²)
Total	520 sq.ft (48.31 m ²)

Terms

The property is offered on new effectively full repairing and insuring lease terms to be agreed.

Rent

£20,000 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

Rates

Rateable Value	£10,500
UBR (2021/2022)	£0.499
Rates Payable	£4,240

The property qualifies for Small Business Rates Relief. Prospective tenants are advised to check their business rates liabilities with Brentwood Borough Council.

Energy Performance Asset Rating

C 51-75 **62** This is how energy efficient this building is.

Legal Costs

Each party to bear thier own legal costs

VAT

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

Viewing & Further Information

Contact sole leasing agents mass & Co:

Mark Mannering - mark.mannering@massandco.com