

21 ONGAR ROAD, BRENTWOOD, ESSEX, CM15 9AU

TO LET - TOWN CENTRE RETAIL PREMISES

364 sq.ft (33.82 m²)



Location

The property is prominently situated on the east side of Ongar Road just off Brentwood High Street and opposite Sainsburys Food store, with the advantage of extensive pay & display parking.

Accommodation

The property comprises a modern mid-terrace ground floor retail unit which includes a small kitchen area and WC.

Ground Floor Sales	330 sq.ft (30.66 m ²)
Kitchen/WC	34 sq.ft (3.16 m ²)
Total	364 sq.ft (33.82 m ²)

Terms

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

Rent

£18,000 per annum exclusive of rates, utilities, building insurance and VAT. Rent is payable quarterly in advance on the usual quarter days.

Planning

The property falls within Use Class E.

Rates

Rateable Value	£8,100
UBR (2021/2022)	£0.499
Rates Payable	£3,969

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 **51** This is how energy efficient this building is.

Legal Costs

Each party to bear their own legal costs

VAT

Value added tax is applicable

Viewing & Further Information

Contact sole letting agent Mass & Co:

Mark Mannering - mark.mannering@massandco.com