

## 01277 201300

Mass & Co

Chartered Surveyors and Property Consultants 25 High Street, Brentwood, Essex. CM14 4RG

www.massandco.com

# MANOR SQUARE, 172 HIGH STREET, ONGAR, ESSEX, CM5 9JJ

## TO LET - RETAIL & OFFICE PREMISES (CLASS E)

714 sq.ft ( $66.33 \text{ m}^2$ )



#### Location

The premises are situated in Manor Square, Ongar which lies approximately mid way off the High Street.

Ongar is a small market town situated 5.5 miles east of Epping, 6.5 miles east of Harlow and approx. 6 miles north of Brentwood.

Local main retailers include Sainsbury's, Tesco Express and Lloyds Pharmacy.

### Accommodation

A period two storey corner building of brick construction set within a small courtyard. The ground floor currently comprises two reception rooms with further office space, WCs and kitchen on the first floor.

Ground Floor sales area	258 sq.ft (23.97 m <sup>2</sup> )
First Floor	394 sq.ft ( 36.60 m <sup>2</sup> )
Kitchen/Store	62 sq.ft ( 5.76 m <sup>2</sup> )
Total	714 sq.ft ( 66.33 m <sup>2</sup> )

#### **Terms**

The premises are to be offered on anew lease for a term to be agreed.

### Rent

£15,000 per annum exclusive of business, rates, utilities, building insurance and VAT. Rent is payable quarterly in advance on the usual quarter days.



#### Planning

The property falls within Class E of the General Use Classes Order (amended 2020)

#### **Rates**

Rateable Value	£8,100
UBR (2021/2022)	0.499
Rates Payable	£4,041.90

The property qualifies for Small Business Rates Relief. Prospective tennats are advsied to check thier business rates liabilities with **Epping Forest District Council** 

#### **Legal Costs**

Each party to bear their own legal costs.

## **VAT**

Value Added Tax is not applicable.

## **Viewing & Further Information**

Contact sole agents Mass & Co:

Mark Mannering - mark.mannering@massandco.com

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