

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

**TO LET - RETAIL & OFFICE PREMISES (CLASS E)**  
714 sq.ft ( 66.33 m<sup>2</sup> )



**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.

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

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

The property qualifies for Small Business Rates Relief. Prospective tennants 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