

01277 201300

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

TO LET - RETAIL & OFFICE PREMISES (CLASS E) 714 sq.ft (66.33 m²)



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 ²)
First Floor	394 sq.ft (36.60 m ²)
Kitchen/Store	$62 \text{ sq.ft} (5.76 \text{ m}^2)$
Total	714 sq.ft (66.33 m^2)

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 & Use

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

Rates

Rateable Value	£9,500
UBR (2023/2024)	0.499
Rates Payable	£4,741.00

The property qualifies for Small Business Rates Relief. Prospective tenants are advised to check their 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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