

## 2 MARKET PLACE, INGATESTONE, ESSEX, CM4 0BY

### TO LET - TOWN CENTRE RETAIL PREMISES

538 sq.ft ( 49.98 m<sup>2</sup> )



#### Location

Situated in the centre of Ingatestone village on the north side of the junction between the High Street (B1002) and Market Place with public car parking alongside. The B1002 connects with the A12 southbound approx. 2 miles away and northbound approx. 2.5 miles. Ingatestone Station whose line connects to London Liverpool Street is within walking distance of the premises.

Nearby retailers include McColls Newsagent and the Co-op.

#### Accommodation

A self contained lock-up shop with 1 allocated parking space. The property has two security shutters and a small internal window display area. Within the main sales area is a small kitchen and there are rear stores plus a WC. Approximate areas are as follows:

<b>Sales area</b>	418 sq.ft ( 38.83 m <sup>2</sup> )
<b>Kitchen</b>	30 sq.ft ( 2.79 m <sup>2</sup> )
<b>Wc &amp; stores</b>	90 sq.ft ( 8.36 m <sup>2</sup> )
<b>Total</b>	538 sq.ft ( 49.98 m <sup>2</sup> )

#### Terms

Available on a new effectively full repairing and insuring lease for a term to be agreed.

A small annual Sinking Fund contribution is charged for this property, currently £107.00 + VAT

#### Rent

£10,000 per annum exclusive of sinking fund charge, rates, utilities, building insurance and VAT. Rent is payable quarterly in advance on the usual quarter days.

#### Planning

The property falls with Class E of the Use Classes Order (Amended 2020)

#### Rates

<b>Rateable Value</b>	£11,745
<b>UBR (2022/2023)</b>	0.499
<b>Rates Payable</b>	£5,861

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

#### Energy Performance Asset Rating

EPC Awaited

#### Legal Costs

Each party to bear their own legal costs.

#### VAT

The premises are elected for Value Added Tax and VAT is applicable to the rent.

#### Viewing & Further Information

Strictly by prior arrangement with sole agents Mass & Co

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