

47A HIGH STREET, INGATESTONE, ESSEX, CM4 9DU

TO LET - HIGH STREET RETAIL PREMISES

700 sq.ft (65.03 m²)



Location

Ingatestone is a village which lies between Brentwood and Chelmsford. The property is located on the corner of Ingatestone High Street (B1002) and The Limes. 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 the Co-Op and a mixture of independent and boutique retailers as well as a number of bars and restaurants.

Accommodation

The property comprises a ground floor retail unit which includes a small stock room and staff facilities and was formerly operating as a newsagent.

Ground Floor Sales	463 sq.ft (43.01 m ²)
Stock room	131 sq.ft (12.17 m ²)
WC & staff area	106 sq.ft (9.85 m ²)
Total	700 sq.ft (65.03 m ²)

Terms

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

Rent

£18,500 per annum exclusive of service charge, rates, utilities, building insurance and VAT. Rent is payable quarterly in advance on the usual quarter days.

Service Charge

No service charge applies

Planning

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

Rates

Rateable Value	£12,000
UBR (2022/2023)	£0.499
Rates Payable	£5,988

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

Energy Performance Asset Rating

EPC Awaited

Legal Costs

Each part to bear their own legal costs.

VAT

Value added tax is not applicable to the rent

Viewing & Further Information

Contact sole letting agents Mass & Co:

Mark Mannering - mark.mannering@massandco.com