

9 HATCH ROAD, PILGRIMS HATCH, BRENTWOOD, ESSEX, CM15 9PU

FOR SALE FREEHOLD - CLASS E UNIT

415 sq.ft (38.55 m²)



Location

The unit is situated off Hatch Road forming a parade of similar retail units. Pilgrims Hatch is a small rural village outside Brentwood. Hatch Road is accessed from Ongar Road (A128) which takes you to Brentwood town centre to the south approximately 10 minutes drive away.

The A12 and M25 (junction 28) are approximately 5 miles southwest and can be reached also in 10 minutes.

Accommodation

A ground floor mid-terraced retail unit which has been partitioned to provide rear stores and kitchen plus WC.

Ground Floor Sales	280 sq.ft (26.01 m ²)
Kitchen/Stores & WC	135 sq.ft (12.54 m ²)
Total	415 sq.ft (38.55 m ²)

Terms

The property is offered freehold with vacant possession which will include the long leasehold interest of the flat above which is let for a term of 999 years producing a ground rent of £100 per annum.

Price

Offers in the region of £185,000 subject to contract

Planning

The property falls into Class E of the General Use Classes Order as amended 2020

Rates

Rateable Value	£7100
UBR (2022/2023)	£0.499
Rates Payable	£3543

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

Energy Performance Asset Rating

E 101-125	125 This is how energy efficient this building is.
------------------	---

Legal Costs

Each party to bear their own legal costs

VAT

Value added tax is not applicable to the purchase price.

Viewing & Further Information

Contact sole selling agents, Mass & Co:

Mark Mannering - mark.mannering@massandco.com