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Mass & Co

Chartered Surveyors and Property Consultants 25 High Street, Brentwood, Essex. CM14 4RG

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# 2 INGRAVE ROAD, BRENTWOOD, ESSEX, CM15 8AT

#### TO LET - TOWN CENTRE RETAIL UNIT

547 sq.ft (50.82 m<sup>2</sup>)



#### Location

The property forms part of a parade of retail units on Ingrave Road adjoining the High Street at its eastern end. Within the immediate vicinity are Bairstow Eves, Nationwide BS, the Halifax, Wetherspoons PH & Wimpy as well as a number of other restaurants, cafes, salons and boutiques. Major retailers in Brentwood High Street include Marks & Spencer, Boots, Sainsburys and Tesco Express.

Brentwood station is within 10 minutes walk and the M25 (J28) and the A12 are within 10 minutes drive.

## Accommodation

The property comprises a ground floor mid terraced retail unit. Currently the unit has a staircase to the first floor which will be removed and a new WC will be installed to the rear of the unit.

**Ground Floor** 547 sq.ft (50.82 m<sup>2</sup>)

## **Terms**

The property is to be offered on a new effectively full repairing and insuring lease for a term to be agreed.

#### Rent

£25,000 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

A service charge is applicable. Further details to be provided.

#### **Planning**

The property falls within Class E

### Rates

Rateable Value To be re-assessed.

### **Energy Performance Asset Rating**

D 76-100



This is how energy efficient

#### **Legal Costs**

Each party to bear thier own legal costs

#### **VAT**

Value added tax is applicable to the rent and service charge

#### Viewing & Further Information

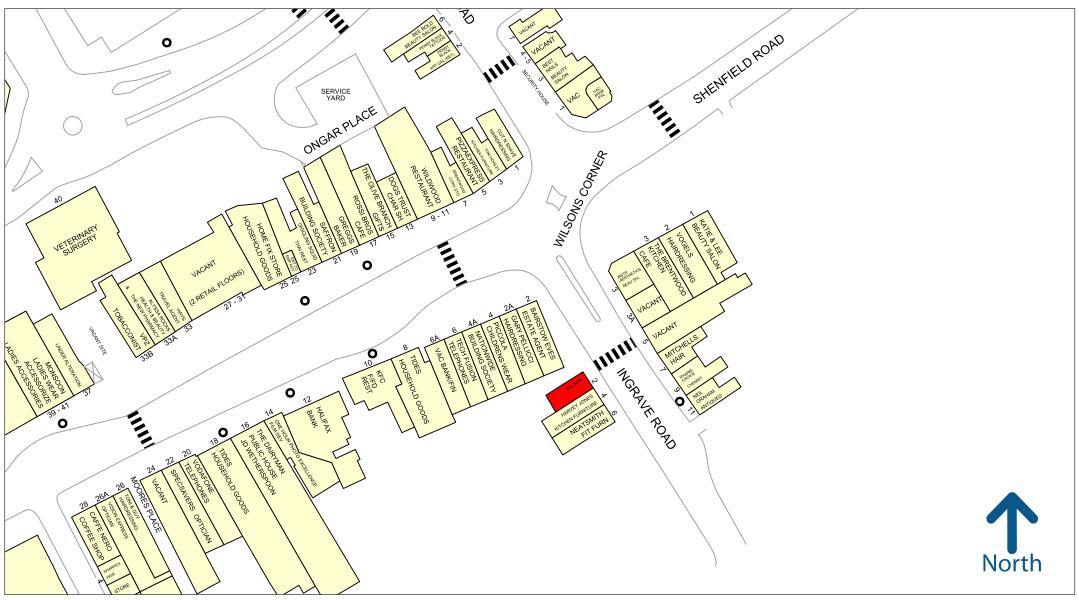
Contact leasing agents Mass & Co:

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