

38 HIGH STREET, ONGAR, CM5 9EA

TO LET - COMMERCIAL UNIT

474 sq.ft (44.04 m²)



Location

The premises are situated on the eastern end of the High Street close to Ongar Bridge Motor Company. Ongar High Street includes a range of retailers, eateries and cafes as well as a Sainsburys supermarket.

Ongar lies between the towns Brentwood, Harlow and Chelmsford all of which are within 20-30 mins drive.

Epping Station which serves London Underground's Central Line is within 15-20 minutes drive away from Ongar.

Accommodation

The premises comprise a single storey detached ground floor business/retail premises which will suit those businesses in the financial & professional services sector, as well as estate agencies, employment agencies or general office use. Take-away, café and restaurant and similar uses will not be considered.

The property has the following approximate measurements;

Sales area	424 sq.ft (39.39 m ²)
Kitchen & staff facilities	50 sq.ft (4.65 m ²)
Total	474 sq.ft (44.04 m ²)

Terms

The premises is to be offered by way of a new full repairing and insuring lease for a term to be agreed and the lease is to be excluded from the Security of Tenure provisions of the Landlord & Tenant Act. Landlord arranges insurance which is recharged to the Tenant.

Rent

£12,500 per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days.

Planning

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

Rates

Rateable Value	£5,000
UBR (2022/2023)	49.9
Rates Payable	£2,495

The property qualifies for Small Business Rates Relief. Prospective tenants are advised to check their business rates liabilities with Epping Forest District Council.

Energy Performance Asset Rating

D 76-100	82 This is how energy efficient this building is.
-----------------	--

Legal Costs

Each party to be responsible for their own legal costs

VAT

Value Added Tax is not applicable to the rent

Viewing & Further Information

Strictly by prior arrangement with Mass & Co.

Contact;

Mark Mannering - mark.mannering@massandco.com