

01277 201300

Mass & Co

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

www.massandco.com

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 thier 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.mamnnering@massandco.com

- & Co Ltd for themselves and also as Agents for the seller(s)/lessee(s) of this pro
- the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract ii. no person in the employment of Mass & Co Ltd has any authority to make or give representation or warranty whatever in rela iii. applicants who make offers which are subsequently accepted by the seller(s)lessee(s) will be subjected to personal and finar r part of the contract. anty whatever in relation to this property. To porsonal and financial checks which satisfy Anti-Money Laundering Regulations. Such checks are
 - conditional to the transaction