

**23 ONGAR ROAD, BRENTWOOD, ESSEX, CM15 9AU**

**TO LET - CLASS E PREMISES**

363 sq.ft ( 33.72 m<sup>2</sup> )



**Location**

The premises are situated on the southern end of Ongar Road (A128), close to its junction with Brentwood High Street. Notable retailers nearby include Sainsbury's on William Hunter Way. The nearest available off-street car parking can be found at either Sainsbury's or at William Hunter Way Car Park, operable by Pay and Display. The M25 London Orbital Motorway and the A12 are in close proximity to the property, accessible within 10 minutes.

**Accommodation**

The premises comprises a mid terraced ground floor retail unit which includes stores, kitchenette and WC area to the rear. Approximate areas are as follows:

<b>Ground Floor sales area</b>	243 sq.ft ( 22.58 m <sup>2</sup> )
<b>Stores and kitchen area</b>	120 sq.ft ( 11.15 m <sup>2</sup> )
<b>Total</b>	363 sq.ft ( 33.72 m <sup>2</sup> )

**Terms**

The premises are to be offered by way of a new full repairing and insuring lease for a term to be agreed.

**Rent**

£18,000 Per annum, payable on the usual quarter days and exclusive of all other outgoings. Subject to tenant status a rent deposit 6 months' rent will be required and a personal guarantee may be required.

**Service Charge**

A nominal service charge may apply which will be charged on an ad hoc basis.

**Planning**

The premises fall with Class E of the General Use Class Order (Amended 2020).

**Rates**

<b>Rateable Value</b>	£7,600
<b>UBR (2022/2023)</b>	0.499
<b>Rates Payable</b>	£3,792

This property's rateable value qualifies it for Small Business Rate Relief. Prospective tenants are advised to make enquires with Brentwood Borough Council to see if they qualify for 100% business rates relief

**Energy Performance Asset Rating**

**D 76-100** This is how energy efficient this building is

**Legal Costs**

Each party to bear their own legal costs. However a an undertaking from the ingoing tenant's solicitor is required should the tenant withdraw from the transaction.

**VAT**

VAT is not applicable to the rent.

**Viewing & Further Information**

Strictly by prior arrangement with Mass & Co:

Mark Mannering - mark.mannering@massandco.com