

47A, HIGH STREET, INGATESTONE, ESSEX, CM4 9DU

TO LET - HIGH STREET RETAIL PREMISES

608 sq.ft (56.49 m²)



Location

Ingatestone is a village of approx. 4,500 inhabitants which lies between Brentwood and Chelmsford. The property is located on the corner of Ingatestone High Street (B1002) and The Limes. The B1002 connects with the A12 southbound approx. 2 miles away and northbound approx. 2.5 miles.

Ingatestone Station whose line connects to London Liverpool Street is within walking distance of the premises.

Nearby retailers include Budgens and the Co-Op and a mixture of independent and boutique retailer, bars and eateries.

Accommodation

The property comprises a mid-terraced ground floor retail unit which includes a single WC and kitchen area. 1 parking space is included.

Ground Floor Sales	553 sq.ft (51.38 m ²)
Kitchen/WC	55 sq.ft (5.11 m ²)
Total	608 sq.ft (56.49 m ²)

Terms

A new lease for a term to be agreed. A rent deposit of 3-6 months rent will be required subject to status.

Rent

£12,000 per annum exclusive of service charge, rates, utilities, building insurance and VAT. Rent is payable quarterly in advance on the usual quarter days.

Planning & Use

The property falls with Class E of the Use Classes Order as amended. Restaurant or Take-away uses will not be considered.

Rates

Rateable Value	£10,750
UBR (2023/2024)	£0.499
Rates Payable	£5,364

The rating assessment qualifies this property for Small Business Rates Relief. Prospective tenants are advised to check their business rates liabilities with Brentwood Borough Council

Energy Performance Asset Rating

C 51-75	61	This is how energy efficient this building is.
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Legal Costs

Each party to bear their own legal costs. Prospective tenants will be required to pay Mass & Co.'s and the landlord's solicitor's abortive costs should they withdraw after draft lease contract has been issued.

VAT

Value added tax is not applicable to the rent

Viewing & Further Information

Contact letting agents Mass & Co:

Mark Mannering - mark.mannering@massandco.com