

## 49 ONGAR ROAD, BRENTWOOD, BRENTWOOD, CM15 9AZ

### CLASS E GROUND FLOOR UNIT - TO LET/ FREEHOLD FOR SALE

372 sq.ft ( 34.56 m<sup>2</sup> )



#### Location

The premises occupies a highly visible and prominent footfall location on Ongar Road, which is a short walk from Brentwood High Street and very close to Sainsbury's Supermarket. Ongar Road is a busy roadway leading up to the High Street where nearby retailers/occupiers include Marks and Spencer, Greggs, KFC, Superdrug, Nationwide, Boots and Holland & Barrett.

Brentwood is an affluent commuter town with a population of approx. 80,000. Brentwood station, which is 10 minutes' walk from the property, provides access to the City, Central and West London via Greater Anglia and Elizabeth Line services, whilst the M25 (J28) and A12 are approx. 5 minutes' drive away. Main bus stops are immediately outside.

#### Accommodation

The property comprises of an end-terrace self contained ground floor lock-up shop, feature bay window to the front and W/C and kitchenette facilities to the rear of the premises. The first floor Residential flat has been sold off on a long Lease.

#### Terms

A new fully insuring and repairing lease to be offered on terms to be negotiated.

#### Rent

£15,000 per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days

#### Price

£175,000

#### Planning & Use

Class E ( permission for change of use to Hot food has previously been refused)

#### Rates

Rateable Value	11,750
UBR (2023/2024)	0.499
Rates Payable	5,875

#### Energy Performance Asset Rating

EPC Awaited

#### Legal Costs

Each party to bear their own legal costs.

#### VAT

The building is not elected for VAT

#### Viewing & Further Information

Strictly by prior arrangement with Mass & Co