

MANOR SQUARE, 172 HIGH STREET, ONGAR, ESSEX, CM5 9JJ

TO LET - RETAIL & OFFICE PREMISES (CLASS E)
714 sq.ft (66.33 m²)



Location

The premises are situated in Manor Square, Ongar which lies approximately mid way off the High Street.

Ongar is a small market town situated 5.5 miles east of Epping, 6.5 miles east of Harlow and approx. 6 miles north of Brentwood.

Local main retailers include Sainsbury's, Tesco Express and Lloyds Pharmacy.

Accommodation

A period two storey corner building of brick construction set within a small courtyard. The ground floor currently comprises two reception rooms with further office space, WCs and kitchen on the first floor.

Ground Floor sales area	258 sq.ft (23.97 m ²)
First Floor	394 sq.ft (36.60 m ²)
Kitchen/Store	62 sq.ft (5.76 m ²)
Total	714 sq.ft (66.33 m ²)

Terms

The premises are to be offered on anew lease for a term to be agreed.

Rent

£15,000 per annum exclusive of business, rates, utilities, building insurance and VAT. Rent is payable quarterly in advance on the usual quarter days.

Planning & Use

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

Rates

Rateable Value	£9,500
UBR (2023/2024)	0.499
Rates Payable	£4,741.00

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

Legal Costs

Each party to bear their own legal costs.

VAT

Value Added Tax is not applicable.

Viewing & Further Information

Contact sole agents Mass & Co:

Mark Mannering - mark.mannering@massandco.com