

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.

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|--------------------------------|------------------------------------|
| 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

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|---|-----------|
| 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 Mass & Co:

Graham Green - graham@massandco.com or 01277 201300