

2 INGRAVE ROAD, BRENTWOOD, ESSEX, CM15 8AT

TO LET - TOWN CENTRE CLASS E UNIT

547 sq.ft (50.82 m²)



Location

The property forms part of a parade of retail units on Ingrave Road adjoining the High Street at its eastern end. Within the immediate vicinity are Bairstow Eves, Nationwide BS, the Halifax, Wetherspoons PH & Wimpy as well as a number of other restaurants, cafes, salons and boutiques. Major retailers in Brentwood High Street include Marks & Spencer, Boots, Sainsburys and Tesco Express.

Brentwood station is within 10 minutes walk and the M25 (J28) and the A12 are within 10 minutes drive.

Accommodation

The property comprises a ground floor mid terraced retail unit. Currently the unit has a staircase to the first floor which will be removed and a new WC will be installed to the rear of the unit.

Ground Floor	547 sq.ft (50.82 m ²)
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Terms

The property is to be offered on a new effectively full repairing and insuring lease for a term to be agreed.

Rent

£23,000 per annum exclusive of service charge, rates, utilities, building insurance and VAT. Rent is payable quarterly in advance on the usual quarter days.

Service Charge

A service charge is applicable. Further details to be provided.

Planning & Use

The property falls within Use Class E

Rates

Rateable Value	To be re-assessed.
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Energy Performance Asset Rating

D 76-100	92 This is how energy efficient this building is
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Legal Costs

Each party to bear thier own legal costs

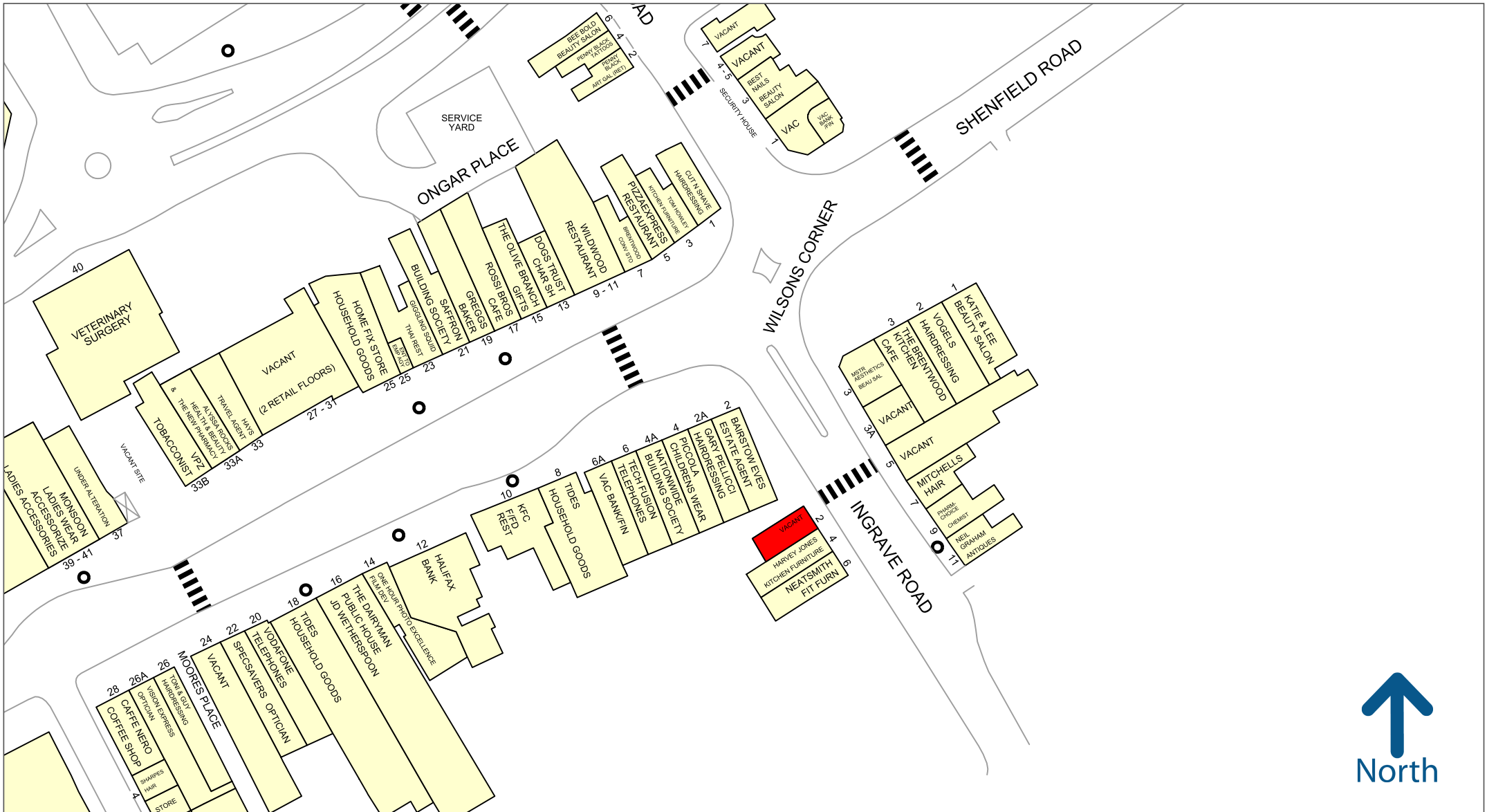
VAT

Value added tax is applicable to the rent and service charge

Viewing & Further Information

Contact leasing agents Mass & Co:

Mark Mannering - mark.mannering@massandco.com



50 metres

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