

4 INGRAVE ROAD, BRENTWOOD, ESSEX, CM15 8AT

TO LET - TOWN CENTRE RETAIL UNIT

813 sq.ft (75.53 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.

Terms

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

Rent

£29,000 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

The property falls within Class E of the Use Classes Order. However the landlord is unlikely to consider restaurant or hot food takeaway uses.

Rates

Rateable value	£23,500
UBR (2023/2024)	49.9p
Rates payable	£11,727

Energy Performance Asset Rating

EPC Awaited

Legal Costs

Each party to bear their own

VAT

Value Added Tax is applicable to the rent and service charge.

Viewing & Further Information

Contact sole letting agents Mass & Co:

Mark Mannering - mark.mannering@massandco.com



50 metres

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