

14A ONGAR ROAD, BRENTWOOD, ESSEX, CM15 9AX

TO LET - CLASS E RETAIL PREMISES WITH FIRST FLOOR STORES/OFFICES
1,242 sq.ft (115.39 m²)



Location

The premises are situated on the Southern End of Ongar Road A128, close to its junction with William Hunter Way and Brentwood High Street. Notable retailers nearby include Sainsbury's who are directly to the rear of the property. The nearest available off-street car parking can be found to the at either Sainsbury's to the rear of the property, or at William Hunter Way Car Park, operable by Pay and Display. The M25 Motorway (J28) and the A12 are in close proximity to the property and accessible within 10 minutes.

Accommodation

Ground floor retail unit with return frontage offering office/storage accommodation and staff facilities at first floor level. There are 2 allocated car parking spaces immediately to the rear in the Sainsburys car park and a small parking area to the front of the property. Approximate areas and dimensions are as follows:

| | |
|---------------------|---------------------------------------|
| Ground Floor | 664 sq.ft (61.69 m ²) |
| First Floor | 578 sq.ft (53.70 m ²) |
| Total | 1,242 sq.ft (115.39 m ²) |

Terms

The property is to be offered by way of a new full repairing and insuring lease for a term to be agreed. Additionally the advertising space on the left flank wall is available by separate agreement.

Rent

£29,500 per annum exclusive of rates, utilities, building insurance and VAT. Rent is payable quarterly in advance on the usual quarter days.

Service Charge

A service charge may be applicable in respect of this property. Further details on request.

Planning & Use

The property falls within Class E.

Rates

| | |
|------------------------|---------|
| Rateable Value | £19,750 |
| UBR (2023/2024) | £0.499 |
| Rates Payable | £9,855 |

Prospective tenants are advised to check their business rates liabilities with the local authority

Energy Performance Asset Rating

D 76-100 ◀ **95** This is how energy efficient this building is.

Legal Costs

Each party to bear thier own legal costs however the Tenant will be required to provide an undertaking to pay the Landlord's and agent's abortive costs should they withdraw after draft lease has been issued.

VAT

Value added tax is not applicable

Viewing & Further Information

Contact letting agents Mass & Co:

Mark Mannering - mark.mannering@massandco.com