

## 47, HIGH STREET, INGATESTONE, BRENTWOOD, ESSEX, CM4 9DU

### TO LET - HIGH STREET CLASS E PREMISES

691 sq.ft ( 64.20 m<sup>2</sup> )



#### Location

Ingatestone is a village of approx. 4,500 inhabitants which lies between Brentwood and Chelmsford. The property is located on the corner of Ingatestone High Street (B1002) and The Limes. The B1002 connects with the A12 southbound approx. 2 miles away and northbound approx. 2.5 miles.

Ingatestone Station whose line connects to London Liverpool Street is within walking distance of the premises.

Nearby retailers include Budgens and the Co-Op and a mixture of independent and boutique retailer, bars and eateries.

#### Accommodation

A ground floor commercial unit which is currently divided into a number of partitioned rooms. Kitchen and male & female WCs are included, plus 1 parking space.

#### Terms

A new lease for a term to be agreed. A rent deposit of 3-6 months rent will be required, subject to status.

#### Rent

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

#### Planning & Use

The property falls with Class E of the Use Classes Order as amended. Restaurant or Take-away uses will not be considered.

#### Rates

<b>Rateable Value</b>	£10,000
<b>UBR (2023/2024)</b>	£0.499
<b>Rates Payable</b>	£4990
This property qualifies for Small Business Rates Relief. Prospective tenants are advised to check thier business rates liabilities with Brentwood Borough Council	

#### Energy Performance Asset Rating

<b>C 51-75</b>	<b>70</b> This is how energy efficient this building is.
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#### Legal Costs

Each party to bear thier own legal costs. Prospective tenants will be required to pay Mass & Co.'s and the landlord's solicitor's abortive costs should they withdraw after draft contract has been issued.

#### VAT

Value added tax is not applicable to the rental

#### Viewing & Further Information

Contact leasing agents Mass & Co:

Mark Mannering - [mark.mannering@massandco.com](mailto:mark.mannering@massandco.com)