

## 6 THE CHEQUERS, HIGH STREET, INGATESTONE, CM4 0DG

### TO LET - OFFICE SUITE

1,488 sq.ft - 1,488 sq.ft ( 138.24 m<sup>2</sup> - 138.24 m<sup>2</sup> )



### Location

The Chequers is situated on the north side of Ingatestone High Street (B1002) on the corner of its junction with Market Place. 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.

### Accommodation

The Chequers is a 3 storey multi tenanted office and retail building. Suite 6 on the second floor has 3 parking spaces. Available with Suite 6 which has 2 spaces.

### Terms

The accommodation is to be let on new lease terms to be agreed.

### Rent

£24,000 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

The service charge for the maintenance and upkeep of the common areas for the current year is: Suite 6 - £5,679.43 + VAT Insurance is paid by the landlord and costs recovered from the Tenant. For Suite 6 current insurance is £1,1071.91 per annum for the year to 30 January 2026

### Rates

Rateable Value	£20,250
UBR (2023/2024)	0.499
Rates Payable	£10,105

### Energy Performance Asset Rating

EPC Awaited

### Legal Costs

Each party to bear their own legal costs.

### VAT

All rents and prices stated are subject to Value Added Tax.

### Viewing & Further Information

Contact Mass & Co:

Graham Green - graham@massandco.com or 01277 201300