

55 ONGAR ROAD, BRENTWOOD, ESSEX, CM15 9AZ

FREEHOLD FOR SALE / TO LET GROUND FLOOR CLASS E UNIT

535 sq.ft (49.70 m²)



Location

The premises occupy a highly visible and prominent footfall location on Ongar Road, which is a short walk from Brentwood High Street and very close to Sainsbury's Supermarket. Ongar Road is a busy roadway leading up to the High Street where nearby retailers/occupiers include Marks and Spencer, Greggs, KFC, Superdrug, Nationwide, Boots and Holland & Barrett.

Brentwood is an affluent commuter town with a population of approx. 80,000. Brentwood station, which is 10 minutes' walk from the property, provides access to the City, Central and West London via Greater Anglia and Elizabeth Line services, whilst the M25 (J28) and A12 are approx. 5 minutes' drive away. Main bus stops are immediately outside.

Accommodation

The property comprises a mid-terraced self contained ground floor lock-up shop plus a self-contained first floor one bedroom flat. The flat is currently let on an AST producing an income (including bills) of £1,000 per calendar month.

Terms

Lease terms for the GF shop are to be agreed on a fully repairing and fully insuring basis.

Rent

£18,000 per annum exclusive of all outgoings, and payable quarterly in advance on the usual quarter days.

Price

£439,995 for the freehold interest. Subject to Contract.



Service Charge

There is no service charge for this property.

Planning & Use

Class E Use.

Rates

Rateable Value	11,500
UBR (2023/2024)	0.499
Rates payable	5,738

Energy Performance Asset Rating

C 51-75

59

This is how energy efficient this building is

Legal Costs

Each party to bear their own legal costs.

VAT

The building is not elected for VAT.

Viewing & Further Information

Strictly by prior arrangement with Mass & Co

Graham Green - graham@massandco.com or 01277 201300