

**497 ONGAR ROAD, BRENTWOOD, CM15 9JP**

**TO LET CLASS E UNIT**  
1,025 sq.ft ( 95.23 m<sup>2</sup> )



**Location**

The property forms part of a small parade of similar properties situated on the corner of Ongar Road (A128) and Georges Drive in the village of Pilgrims Hatch approx. 1.8 miles from Brentwood High Street. Brentwood is a town with a population of approx. 55,000 (2017) and is located off the A12 at its junction (28) with the M25. Neighbouring business include the popular Black Horse Public House and restaurant, Costcutter convenience store, Brentwood Timber supplies LTD

**Accommodation**

The property comprises of a ground floor End-terrace retail unit currently used as an Off licence / convenience store and storage area, kitchenette & WC to the rear with access out to a shared service road, to the front of the premiss there is off street parking for up to 4 / 5 cars

**Terms**

The property is available by way of an assignment of the existing lease which expires in 2029 Rent is payable quarterly in advance on the usual quarter days

**Rent**

£22,000 per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days

**Planning & Use**

All uses falling within Class E are permitted excluding Hot Food or a convenience store

**Rates**

<b>Rateable Value</b>	8500
<b>UBR (2023/2024)</b>	0.499
<b>Rates Payable</b>	4250

**Energy Performance Asset Rating**

EPC Awaited

**Legal Costs**

The incoming tenant to be responsible for all parties' legal costs.

**VAT**

VAT is applicable to the rent.

**Viewing & Further Information**

Strictly by prior arrangement with Mass & Co