

**497 ONGAR ROAD, BRENTWOOD, ESSEX, 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 Ongar Road (A128) close to its junctions with Hatch Road and Coxtie Green Road, 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 (2021) and is located off the A12 at its junction (28) with the M25. Neighbouring businesses include the popular Black Horse and Rose & Crown Public House/restaurants and Costcutter convenience store.

**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 premises there is off street parking for 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.

**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 ingoing 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

Mass & Co for themselves and also as Agents for the seller(s)/lessee(s) of this property give notice that:

- i. the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract.
- ii. no person in the employment of Mass & Co has any authority to make or give representation or warranty whatever in relation to this property.
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