

13-15 Ongar Road, Brentwood

CM15 9AU



To Let

544 sq ft
(50.54 sq m)

£24,000 per annum

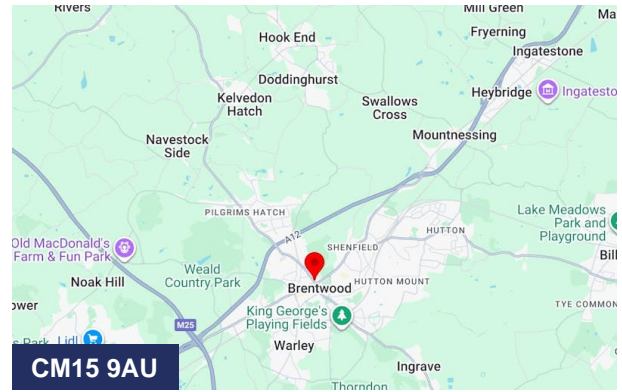
Class E Retail Unit

- Prominent Town Centre Position
- New Lease
- Available now

Location

The property is prominently positioned on Ongar Road (A128) immediately opposite its junction with William Hunter Way and Sainsbury's Food Store. Brentwood High Street is a short walk away from the property and Brentwood rail station (Elizabeth Line) approximately 10 minutes' walk.

Local pay & display parking is provided by Sainsbury's' car park and the adjoining main council owned car park.



Description

A ground floor unit of parade retail unit including WC and rear stores. The property is currently undergoing some redecoration works

Accommodation

The accommodation comprises the following net internal areas:

Description	sq ft	sq m
Sales Area	493	45.80
Rear Stores	51	4.74
Total	544	50.54



Terms

The property is offered on new lease terms to be agreed.

Rent

£24,000 per annum exclusive

Planning & Use

The property will suit a variety of E Class uses including retail, offices, medical and Health & fitness.



Restaurant and Hot Food Take-away uses will NOT be considered.

Business rates

The property has a current rateable value of £16,500.

Energy Performance Certificate

The property has an EPC of C72

Values Added tax

VAT is not applicable to the rent.

Legal Costs

Each party to bear their own.

Summary

Available Size	544 sq ft
Rent	£24,000 per annum
Rates Payable	£8,233.50 per annum Subject to re-assessment
Rateable Value	£16,500
EPC Rating	C (72)

Viewing & Further Information

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