



## 4 Ingrave Road, Brentwood

£29,000 pa

### Full Description

A ground floor mid-terraced retail unit.

### Location

The property forms part of a parade on Ingrave Road adjoining the High Street at its eastern end. Within the immediate vicinity are Bairstow Eves, Nationwide, Halifax, Wetherspoons public house and Wimpy as well as a number of other restaurants, cafes, salons and boutiques. Major retailers in Brentwood High Street include Marks & Spencer, Boots, Sainsbury's and Tesco Express. Brentwood station is within 10 minutes walk and the M25 (J28) and the A12 are within 10 minutes drive.

### Terms

The unit is offered on new effectively full repairing and insuring lease terms to be agreed. A Rent Deposit of 3-6 months and/or Personal Guarantee may be required subject to status

### Rent

£29,000 per year exclusive of business rates, building insurance and utilities. Rent is to be paid quarterly in advance.

### Service Charge

The property is subject to a service charge and building insurance. Further details on request.

### Planning and Use

The property falls into Use Class E. Restaurant and Hot Food takeaway uses will not be considered.

### Energy Performance Certificate

To be re-assessed

### VAT

To be re-assessed

### Legal Costs

Each party to bear their own legal costs

### Available Area

Name/Floor	Sq Ft	Sq M	Rent	Availability
Ground Mid- terrace retail unit	820	76.18	On Application	Available

## Features

- 820 sq ft (75 sq m)
- Close to High Street
- Main Road Position

## Contact Us

### MJM Property Consultants

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