

17 Ongar Road Brentwood Essex CM15 9AU

# To Let - Class E Retail Unit

- 591 sq ft (55 sq m)
- Town Centre Location
- Prominent Main Road Position

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### Location

The property is situated in a prominent position on Ongar Road (A128) close to its junction with Brentwood's High Street and opposite William Hunter Way, a few minutes walk from Sainsbury's supermarket.



## Description

A modern ground floor retail unit with the opportunity of the use of the external pavement area.

The unit includes a small kitchen and WC.

## **Accommodation**

Sales area 446 sq ft (42 sq m) Kitchen & WC 145 sq ft (13 sq m)

Total 591 sq ft (55 sq m)

## **Terms**

Available on a new lease for a term to be agreed

#### Rent

£23,000 per year exclusive of business rates, building insurance, VAT and utilities.

## **Business Rates**

The property has a rateable value of £19,500. The current rates payable will be approx. £9,730 per year

Service Charge & Building Insurance To be advised

# Planning and Use

The property use falls into Class E

Energy Performance Certificate A 21

#### **VAT**

The rent is subject to VAT

## **Legal Costs**

Each party to bear their own legal costs

Viewing & Further Information:

**Contact MJM Property Consultants:** 

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