



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

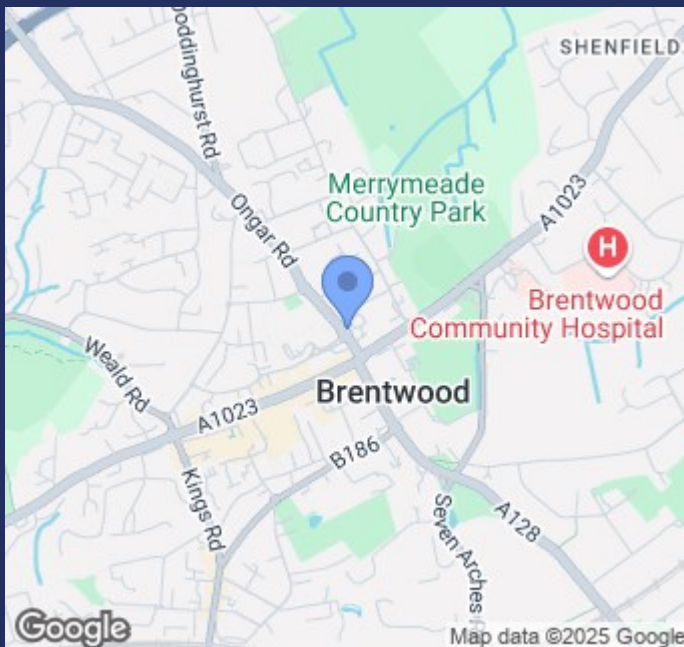
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Location

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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