

2 Ingrave Road, Brentwood

CM15 8AT



To Let

567 sq ft

(52.68 sq m)

£27,000 per annum

- Main Road Position

- Town Centre Location

Class E Retail Unit

Location

The property forms part of a parade of retail units on Ingrave Road, adjoining Brentwood High Street. There are numerous restaurants, cafes, salons and boutiques nearby. Major local retailers include Marks & Spencer, Boots, Sainsbury's and Tesco Express.

Description

The property comprises a ground floor mid terraced retail unit.

Accommodation

The unit has the following floor area measured on a gross internal basis:

Floor/Unit	sq ft	sq m
Ground	567	52.68

Terms

The unit is offered on new effectively full repairing and insuring lease terms to be agreed.

Rent

£27,000 per annum exclusive of business rates, service charge, building insurance and utilities.

Business Rates

The current rateable value is £19,750 includes the first floor which will not form part of the property. Prospective tenants should contact the Brentwood Borough Council for clarification of their business rates liabilities.

Service Charge

The property is subject to a service charge and building insurance. The 2025/2026 Insurance is £657 and Service charge is £371

Planning and Use

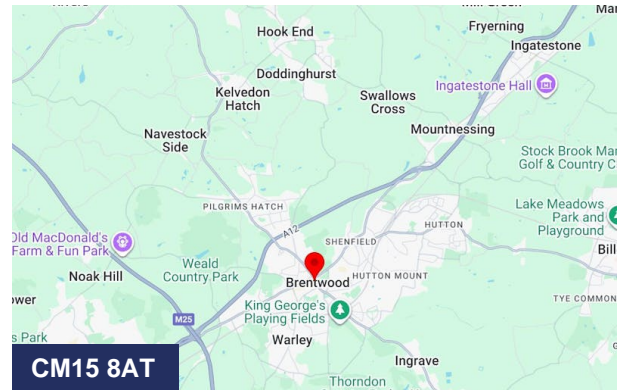
Class E Retail. Restaurant or hot food takeaway uses will NOT be considered

VAT

The rent and service charge is subject to VAT

Legal Costs

Each party to bear their own legal costs. The Tenant may be required to provide a legal undertaking to be responsible for the Landlord's abortive costs should they withdraw after formal terms have been agreed.



Summary

Available Size	567 sq ft
Rent	£27,000 per annum
Rates Payable	£9,855.25 per annum
Rateable Value	£19,750
Service Charge	Details on request
EPC Rating	D (92)

Viewing & Further Information

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