

52 Ongar Road, Brentwood

CM15 9AX



For Sale

280 sq ft

(26.01 sq m)

Offers from £160,000

Investment Opportunity

- Close to High Street
- Town Centre Location
- Producing total annual income of £12,250.
- Mutual Break Options in 2027 & 2030

Location

The property is located at the southern end of Ongar Road a few minutes walk from Brentwood High Street and close to Sainsbury's Food Store. In the immediate surrounds there are similar type properties offering a range of retail occupiers including cafes & eateries, hair & beauty, medical and professional services.

Brentwood is an affluent commuter town with its rail station on the Elizabeth line and road access to the M25 (j28) and A12 all within 10 minutes' drive.

Description

The property held under title no. EX732810 comprises a ground floor end of terrace retail unit which is currently let on a lease expiring May 2033 producing an annual rent of £12,000. The lease provides for mutual break options and rent reviews in May 2027 and May 2030.

The freehold of the property includes the first floor flat which has been sold by way of a 125 yr lease and produces a ground rent of £250 pa. The property produces a total income of £12,250 pa.

Accommodation

The accommodation comprises the following areas:

Floor/Unit	Description	sq ft	sq m
Ground	Retail Unit	280	26.01
Total		280	26.01

Planning

The planning use for the property is Class E

Terms

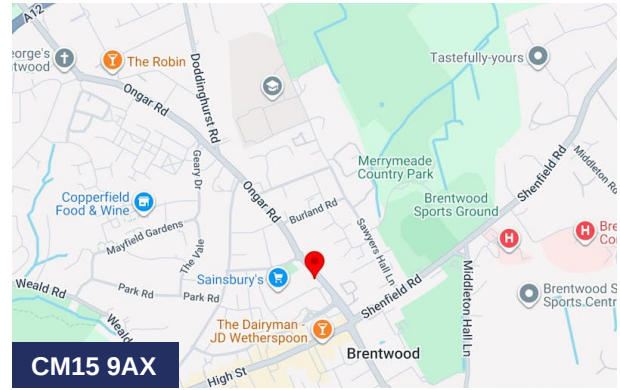
Freehold subject to the leases. Asking price £160,000 subject to contract.

AMLR

In line with current Anti-Money Laundering Regulations, all prospective tenants or purchasers will be required to provide satisfactory identification and verification documentation before any offer can be accepted. We may undertake electronic checks to comply with these obligations.

Administration Fee

Upon terms being agreed, and prior to Solicitors being instructed, the prospective tenant or purchaser must pay an administrative fee of £250 + VAT to MJM Property Consultants. This fee covers all associated administrative costs, including any referencing fees incurred.



Summary

Available Size	280 sq ft
Price	Offers from £160,000
Rates Payable	£3,590.80 per annum
Rateable Value	£9,400
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (85)

Viewing & Further Information

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