

## 11 INGRAVE ROAD, BRENTWOOD, ESSEX, CM15 8AP

### TO LET - RETAIL PREMISES OVER GROUND & LOWER GROUND FLOORS 1,313 sq.ft ( 121.98 m<sup>2</sup> )



#### Location

The premises are situated on the eastern side of Ingrave Road a short distance from the High Street (A1023) and its junction with Ongar Road (A128). The premises is the end of a terrace of similar retail units whose occupiers include a chemist, barbers, jeweller and kitchen showroom.

Brentwood station ( Liverpool Street ) is approx. 10-15 minutes walk from the property

#### Accommodation

The premises comprises a period ( Edwardian ) retail building situated over ground and lower ground floors with rear storage areas and WC & Kitchen.

<b>Ground Floor sales area</b>	533 sq.ft ( 49.52 m <sup>2</sup> )
<b>Kitchen &amp; Stores</b>	97 sq.ft ( 9.01 m <sup>2</sup> )
<b>Lower Ground Floor sales area</b>	555 sq.ft ( 51.56 m <sup>2</sup> )
<b>Storage area</b>	128 sq.ft ( 11.89 m <sup>2</sup> )
<b>Total</b>	1,313 sq.ft ( 121.98 m <sup>2</sup> )

#### Terms

The premises are to be offered on a new 10 year lease with option to break at the 5th year and a 5th year rent review.

#### Rent

£25,000 per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days

#### Rates

<b>Rateable Value</b>	£14,500
<b>UBR (2017/2018)</b>	46.6p
<b>Rates Payable</b>	£6,757

The premises qualify for Small Business Rates Relief. prospective tenants are advised to contact Brentwood Council for clarification of their rates payable

#### Energy Performance Asset Rating

**Over 150**

**172** This is how energy efficient this building is

#### Legal Costs

Each party to bear their own legal costs.

#### VAT

Value added tax is not applicable

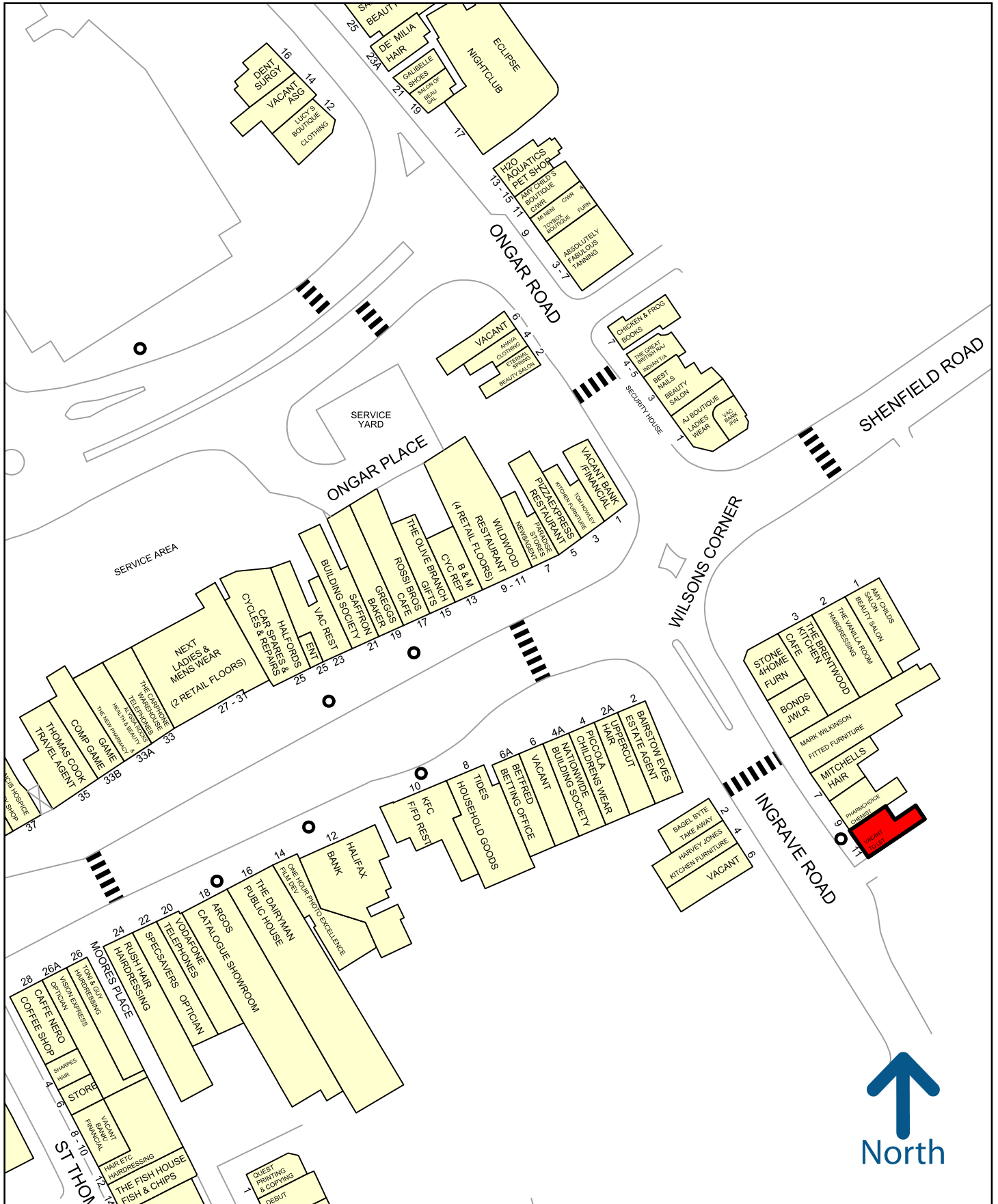
#### Viewing & Further Information

Strictly by prior arrangement with sole agents Mass & Co. Contact;

Mark Mannering - mark.mannering@massandco.com

or

Rajiv Kataria - rajiv@massandco.com



Experian Goad Plan Created: 16/03/2018  
Created By: Mass and Co

