



4 Ingrave Road
Brentwood
Essex
CM15 8AT

To Let - Class E
Retail Unit

- Town Centre location
- Close to High Street
- 820 sqft (76 sqm)



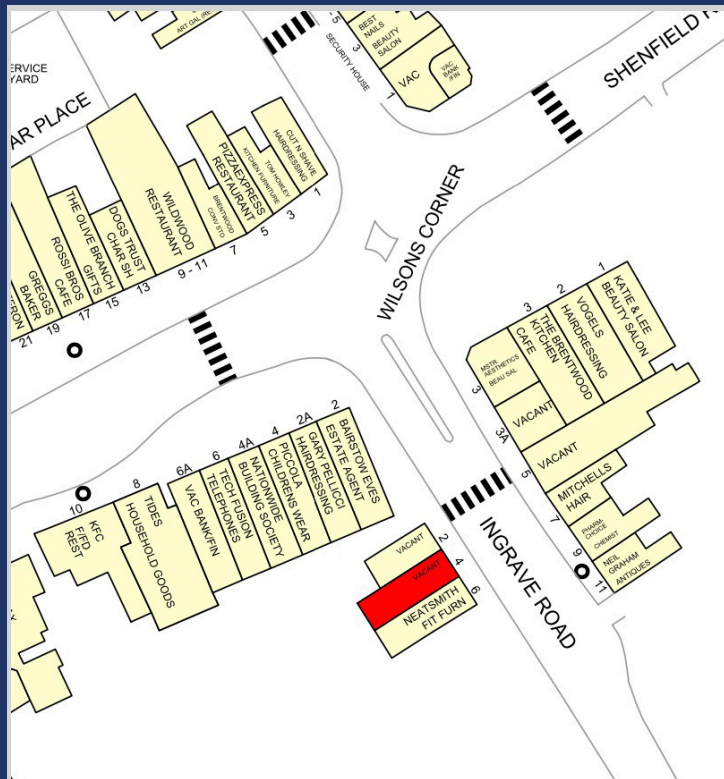
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Location

The property forms part of a parade on Ingrave Road adjoining the High Street at its eastern end. Within the immediate vicinity are Bairstow Eves, Nationwide, Halifax, Wetherspoons PH & Wimpy as well as a number of other restaurants, cafes, salons and boutiques. Major retailers in Brentwood High Street include Marks & Spencer, Boots, Sainsbury's and Tesco Express.

Brentwood station is within 10 minutes walk and the M25 (J28) and the A12 are within 10 minutes drive.



Description

The property comprises a ground floor mid terraced retail unit. Currently the unit has a staircase to the first floor which will be removed and a new WC will be installed to the rear of the unit.

Accommodation

Ground Floor - 820 sqft (76 sqm)

Terms

The unit is offered on new effectively full repairing and insuring lease terms to be agreed. A Rent Deposit of 3-6 months and/or Personal Guarantee may be required subject to status

Rent

£29000 per annum exclusive of business rates, service charge, building insurance and utilities. Rent is to be paid quarterly in advance.

Service Charge & Building Insurance

Further details available

Planning/Use

Class E. Restaurant or hot food take-away uses will not be considered

MJM Property Consultants Ltd give notice that these particulars are set out as a general outline only for the guidance of intending purchasers or tenants, correct to the best of our knowledge and do not constitute any offer or form of contract. No warranty is given in relation to the condition of the property or implied in relation to utilities and electrical, mechanical or other equipment. Prospective purchasers or tenants are strongly advised to obtain professional property and legal advice in relation to this property before entering into any contract.

Business Rates

The current rateable value is £23,500 which 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.

Energy Performance Rating

EPC to be re-assessed

Value Added Tax

Value added tax is applicable to the rent and service charge.

Legal Costs

Each party to bear their own legal costs.

Viewing & Further information:

Contact MJM Property Consultants :

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