



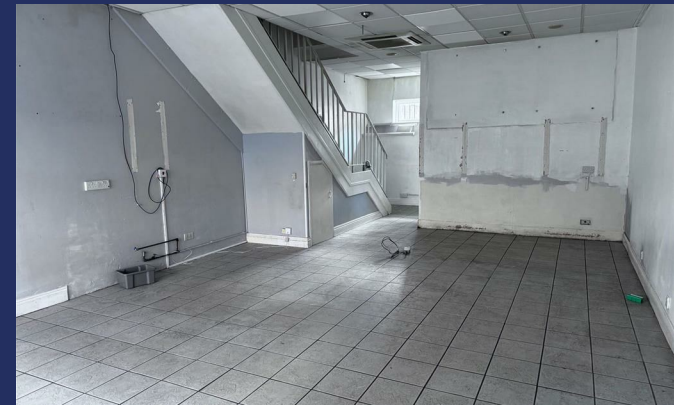
2 Ingrave Road
Brentwood
Essex
CM15 8AT

To Let - Class E Retail Unit

- 567 sqft (67 sqm)
- Main Road Postion
- Café Use Considered

01277 289150

www.mjmpropertyconsultants.co.uk

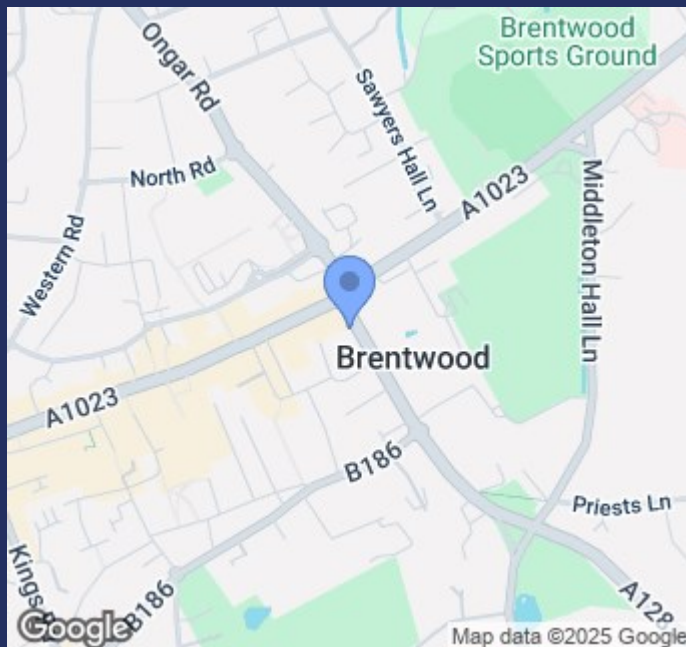


Description

The property forms part of a parade of retail units on Ingrave Road, adjoining the High Street at its eastern end.

Within the immediate vicinity are Bairstow Eves, Nationwide, Halifax, Wetherspoons, and Wimpy, as well as a number of other restaurants, cafes, salons and boutiques.

Major retailers in Brentwood High Street include Marks & Spencer, Boots, Sainsburys and Tesco Express.



Service Charge

The property is subject to a service charge and building insurance. The 2025/20206 Insurance is £657 and Service charge is £371

Planning and Use

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

Energy Performance Certificate

D92

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.

Accommodation

Ground Floor 567 sq ft (53 sq m)

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

£27,000 per annum exclusive of business rates, service charge, building insurance and utilities. Rent is to be paid quarterly in advance.

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.

Viewing & Further Information:

Contact MJM Property Consultants:

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