

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







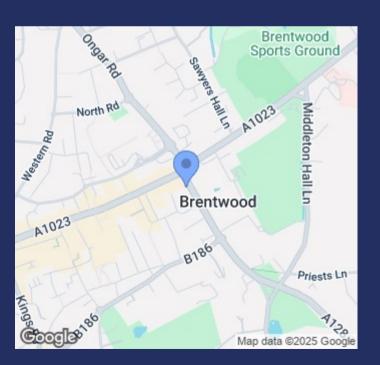


#### Description

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

### 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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