

## 70 HIGH STREET, INGATESTONE, ESSEX, CM4 9DW

### TO LET - GROUND FLOOR RETAIL/CLASS E UNIT

300 sq.ft ( 27.87 m<sup>2</sup> )



#### Location

The premises is situated in the heart of Ingatestone High Street between the junction of Docklands Avenue and New Road and backing on to Seymour Field.

Adjoining occupiers include convenience stores, a wide variety of food outlets, hairdressers and other retails in the local vicinity.

Ingatestone benefits from excellent public transport links with Ingatestone mainline station accessing Liverpool Street in 40 minutes). The A12 at its junction with the M25 (J28) is 4 miles away and within 10 minutes' drive. The A127 Southend Arterial Road at its junction with the M25 (J29) is 4 miles away and within 15 minutes' drive.

#### Accommodation

The accommodation comprises a of a ground floor shop/office and rear storage space

#### Terms

The property is to be offered on new lease terms to be agreed. A rent deposit of 3-6 months will be required subject to status.

#### Rent

£12,000 per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days

#### Service Charge

A service charge may be applicable in respect of this property. Further details on request.

#### Planning & Use

The current use falls within Class E but applicants should make their own enquiries regarding their proposals.

#### Rates

Rateable Value	10,250
UBR (2023/2024)	
Rates Payable	5,114.75

#### Energy Performance Asset Rating

EPC Awaited

#### VAT

Value Added Tax is not applicable to the rent.

#### Viewing & Further Information

Strictly by prior arrangement with Mass & Co