



## Ongar Road, Brentwood, CM15 9AU

### £250,000 Leasehold

**\*\* LEASEHOLD INVESTMENT FOR SALE \*\*** Situated just off the High Street in Brentwood, which is home to a variety of independent traders and multiple occupiers such as Marks & Spencer, Waterstones, Robert Dyas, Boots and Greggs. Comprising of a dual aspect glass fronted corner retail unit with associated kitchen and WC facilities which is occupied by Noble Residential Estate Agents. The unit over looks the busy Ongar Road/William Hunter Way roundabout. EPC A

Description - Comprising a double-fronted ground floor retail unit which has been occupied by Noble Residential Estate Agents for a number of years.

Sales/office area: 466 sq ft

Kitchen/Toilet facilities; 133 sq ft

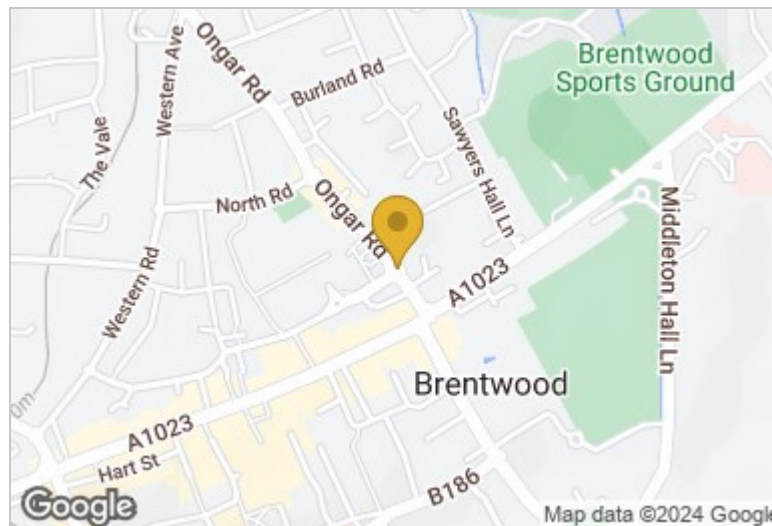
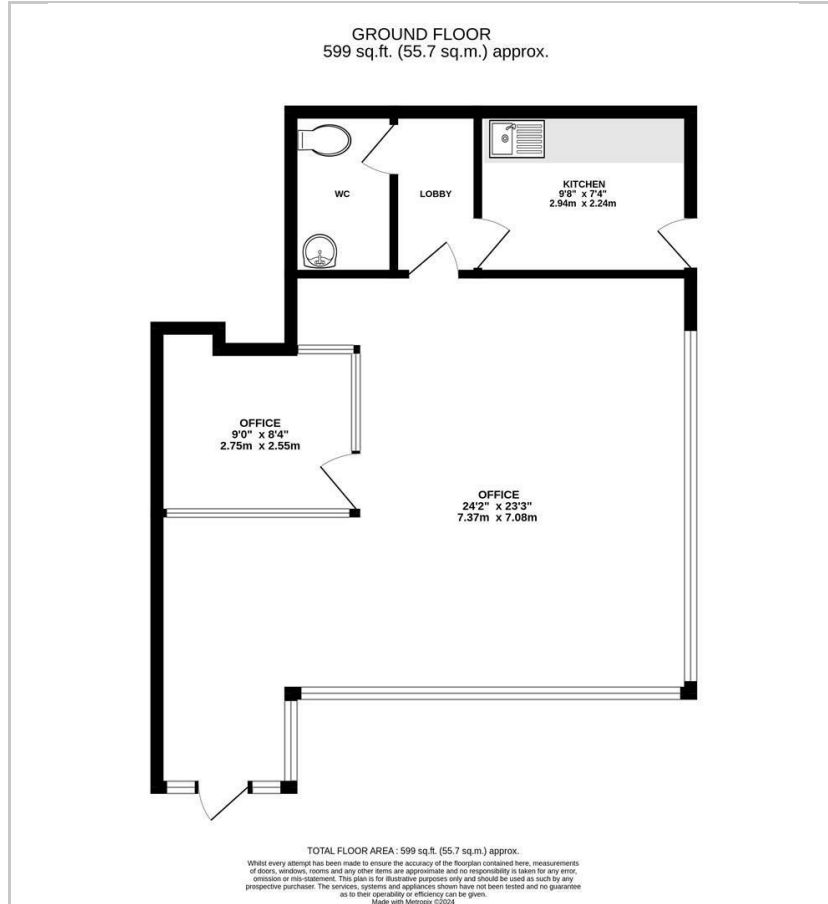
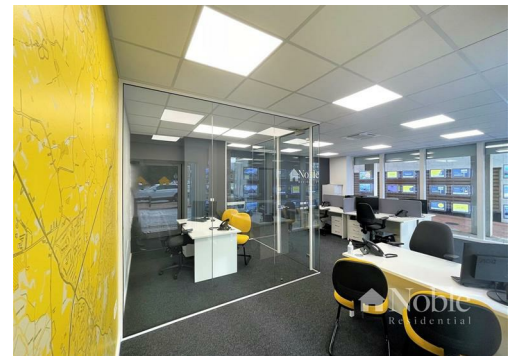
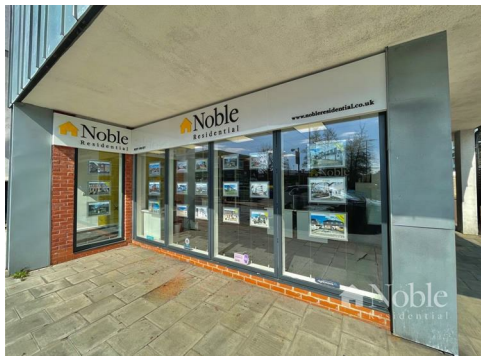
All measurements quoted are approximate.

Lease - The shop is currently let to Noble Residential Ltd at a rent of £25,000 per annum with a new lease to be assigned on the completion of the sale.

Business Rates - Brentwood Council have informed us of the following:

Current Rateable Value: £19,500.00

2023-24 Rates Payable: £9,730.50



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