



Ongar Road, Brentwood, CM15 9AU

£250,000

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. The unit over looks out over the busy Ongar Road/William Hunter Way roundabout. EPC A

Description - A ground floor double-fronted Corner retail unit.

Sales/office area: 466 sq ft

Kitchen/Toilet facilities; 133 sq ft

All measurements quoted are approximate.

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

Current Rateable Value: £19,500.00

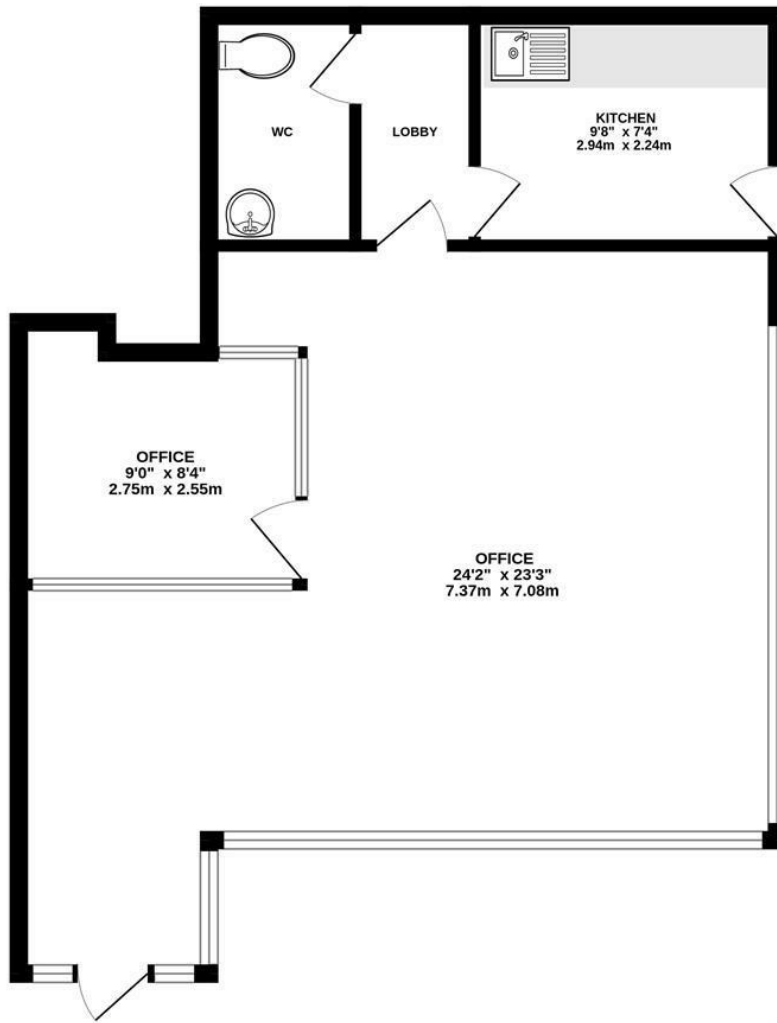
2023-24 Rates Payable: £9,730.50

Marketing price or any agreed selling price is excluding VAT.

Under section 21 of the Estate Agents Act 1979 - We are required to advise that the owner of this property is connected to or is employed by Noble Residential Limited.



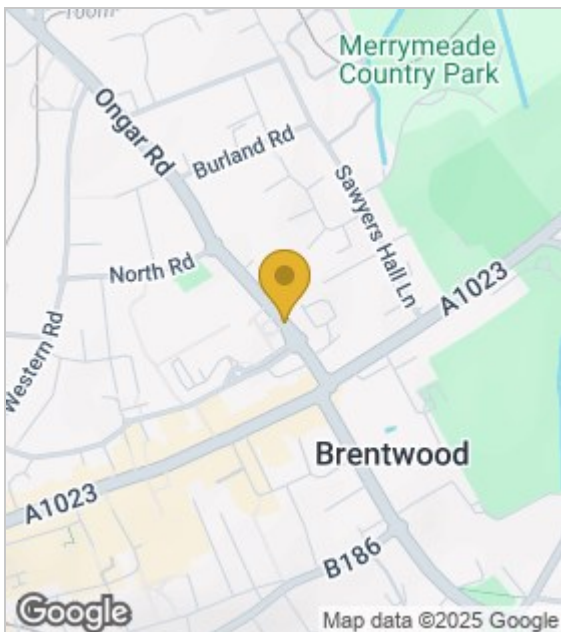
GROUND FLOOR
599 sq.ft. (55.7 sq.m.) approx.





TOTAL FLOOR AREA : 599 sq.ft. (55.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	
					

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.