

**Bennett
Phillips
Luton**

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- **COMMERCIAL PROPERTY AGENTS**
- **SURVEYORS**
- **MANAGING AGENTS**
- **RETAIL**
- **OFFICE SPACE**
- **INDUSTRIAL**
- **INVESTMENT PROPERTY**

Whilst we at Bennett Phillips Luton endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.



GRADE 2 LISTED BUILDING SHOP FRONT UNIT (CLASS E USE)

TO LET

**Shop 2
Central House
High Street, Ongar
CM5 9AA**

- **Large glazed frontage**
- **Part suspended ceiling with inset spotlights**
Carpeted throughout
- **High Street location**
- **Suitable for a range of uses**

**LOCATION:**

Central House is a Grade II Listed building which fronts the High Street & is adjacent to a Tesco Express. Other multiple occupiers represented in Ongar include Lloyds Pharmacy, Sainsburys & William Hill.

ACCOMMODATION:

Comprising one of four shopfront premises which form part of the ground floor of a multi-let, Grade II listed property. The unit is laid out to provide a number of areas, comprising sales & additional areas suitable for ancillary sales, storage / offices. Parking for tenants only is available at the rear of the property on a non-demised basis subject to availability.

Approximate dimensions & floor areas are as follows:

Gross Frontage: 23' 3' (7.08m²)

Built Depth: 54' 3' (16.53m²)

Variable Shop Width

Potential maximum sales area: 816 sq ft (75.88 m sq) including ancillary storage/offices

Ancillary storage / offices: 367sq ft (34.09m sq)

LEASE:

A new FRI lease is to be made available for a minimum term of 5 years, subject to periodic upward only rent reviews.

RENT:

£18,500 per annum exclusive, payable quarterly in advance. VAT is not applicable.

RATES:

Rateable Value: £15,000

Rates Payable: 2023/2024: £7,485 per annum

Retail & Leisure premises - From 01/04/24 until 31/03/25 at the earliest, a tenant's rates liability will be based on paying 25% of the annual rates payable (RP). Whilst this information is provided in good faith, prospective tenants are advised to make their own enquiries to establish whether they qualify for full or partial rate relief.

SERVICE CHARGE:

Included in the rent.

LEGAL COSTS:

Both parties' legal costs are to be borne by the ingoing tenant.

ADMINISTRATION FEE:

Upon terms being agreed and prior to Solicitor's being instructed, the prospective tenant or purchaser is to pay an administrative fee of £500 plus VAT to Bennett Phillips Luton. This fee will cover all associated administrative costs including any referencing fees incurred. In the event that the Landlord or Vendor withdraws from the transaction once solicitors are instructed, 50% of the fee will be refunded.

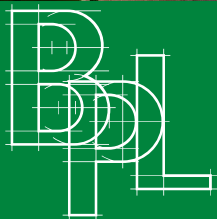
POSSESSION:

Upon completion of legalities subject to a simultaneous surrender of the current Lease.

VIEWING:

Strictly by appointment through sole agents Bennett Phillips Luton | 0208 501 3000 Contact Marc Luton at marc@bennettphillips.com

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