

**146-148 HIGH STREET, ONGAR, ESSEX, CM5 9JH**

**TO LET - HIGH STREET RETAIL PREMISES - FORMER HAIRDRESSING SALON - VARIOUS  
FIXTURES & FITTINGS INCLUDED**

900 sq.ft ( 83.61 m<sup>2</sup> )



**Location**

The premises are situated in the middle of Ongar High Street on the eastern side. Ongar is a small provincial town in the Epping Forest District with a population of approx. 7,000, lying a short distance from the A414 which connects with Chelmsford and the A12 to the east and the M11 and Harlow to the west. Brentwood lies approx. 7 miles to the south.

**Accommodation**

The premises comprises a double frontage retail unit, formerly used as a hairdressing salon. Included within the lease is various fixtures and fittings from the previous salon including: reception desk, styling stations, stylist chairs, mirrors and CCTV. A full inventory list is available upon request.

<b>Sales area</b>	737 sq.ft ( 68.47 m <sup>2</sup> )
<b>Ancillary ( Wc's, Kitchen, stores)</b>	163 sq.ft ( 15.14 m <sup>2</sup> )
<b>Total</b>	900 sq.ft ( 83.61 m <sup>2</sup> )

**Terms**

The property is to be leased on new terms to be agreed.

**Rent**

£13,750 per annum exclusive of service charge, rates, utilities, building insurance and VAT. Rent is 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.

**Rates**

<b>Rateable Value</b>	£14,500
<b>UBR (2020/2021)</b>	£0.499
<b>Rates Payable</b>	£7,236

The rateable value qualifies the property for Small Business Rates Relief. Prospective tenants are advised to check with Epping Forest District Council as to their business rates obligations

**Energy Performance Asset Rating**

**C 51-75** ◀ **67** This is how energy efficient this building is.

**Legal Costs**

Each party to bear their own.

**VAT**

Value added tax is not applicable

**Viewing & Further Information**

Contact sole letting agents, Mass & Co:

Mark Mannering - mark.mannering@massandco.com