

**Bennett
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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 TO LET
Shop 3 Central House,
High Street,
Ongar, CM5 9AA

- **Large glazed frontage**
- **Part suspended ceiling with inset spotlights**
- **Laminate flooring**
- **Class E Use**
- **Excellent natural light to retail area**

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 part of the ground floor of a multi-let, Grade II listed property. The available unit is laid out to provide a sales area and rear office/store where WC facilities are situated. Parking for tenants is available at the rear of the property on a first come, first served basis.

Approximate dimensions & floor areas are as follows:

Gross Frontage: 23' 0" (6.99m)
Shop Depth: 13' 0" (3.96m)
Shop Width: 23' 0" (6.99m)
Sales Area: 299 sq ft (27.80m²)
Storage/Office: 203 sq ft (18.87m²)

TERMS:**Assignment**

We are instructed to find a party to take an Assignment of our client's existing 10 year FRI Lease which was entered into in October 2019. The Lease made provision for both a mid-term upward only rent review & tenant only option to break at the end of the 5th year. The Lease was drawn outside the provisions of the Landlord & Tenant Act.

New Lease

We understand the Landlord is prepared to grant a new FRI Lease for a term to be agreed, subject to covenant & sight of satisfactory references.

PASSING RENT:

£11,500 per annum exclusive, payable quarterly in advance.

NEW LEASE:

£12,500pax, paid quarterly in advance.

BUSINESS RATES:

According to the Valuation Office Agency website www.voa.gov.uk website, the Rateable Value is £8,300. We believe the property will be exempt from business rates in the event the tenant does not occupy any other business premises however, interested parties are advised to make their own enquiries to the Local Authority to verify whether they are entitled to full or part relief.

LEGAL COSTS:

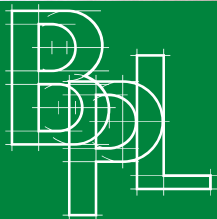
Both parties legal costs are to be borne by the ingoing tenant.

POSSESSION:

Immediate upon completion of legal formalities.

VIEWING:

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



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