



J O H A L R E G A N

CHARTERED SURVEYORS
COMMERCIAL PROPERTY CONSULTANTS

a: 87a High Street, Wanstead, London, E11 2AE t: 020 8532 2222 f: 020 8532 2233 e: info@johalregan.co.uk w: johalregan.co.uk

**LOCK UP SHOP TO LET WITH A2 USE AT:
60 ONGAR ROAD, BRENTWOOD, CM15 9AX**

**AWAITING
IMAGE**

LOCATION:

The premises occupy an excellent secondary location in an area of specialist traders. Retailers in the immediate vicinity include Peter Alexander Carpets, Brentwood Lock & Safe, Lindrum Photography, Brentwood Dry Cleaners, Mars & Venus Hairdressers, Cosmic Electronics and Stephen Alexander Trophies.



These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending purchaser / lessee must satisfy himself as to the correctness of such statements and these particulars. All negotiations to be through Johal Regan Ltd. Prices, premiums and rents are quoted exclusive of VAT which may apply.

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ACCOMMODATION:

Self contained ground floor lock-up unit with forecourt. Approximate areas and dimensions are as follows:-

Gross frontage:	11ft. 11ins.
Internal width:	11ft. 6ins.
Retail depth:	32ft. 9ins.
Sales Area:	368sq ft
Storage:	26sq ft

LEASE:

Effectively full repairing and insuring for a term of 15 years subject to 5 yearly upward only rent reviews.

RENT:

£8,500 per annum exclusive payable quarterly in advance on the usual quarter days

PLANNING:

Change of use permitting the premises to be used for Class A2 was granted by Brentwood borough Council, on the 14th April 2008 – Reference BRW/171/2008

LEGAL COSTS:

The ingoing party to bear both parties.

VIEWING

By appointment with joint sole agents:-

Lawrence Regan
Johal Regan
020 8532 2222

Keith Furze
Mass & Co
01277 201300