

Retail Shop - For Sale



122A High Street, Ingatestone, Essex, CM4 0BA

- **High Street Location**
- **Ground Floor Sales Area 242 sq.ft**
- **Fully Glazed Frontage**
- **Offers in the Region of £197,500**

Location and Description

Ingatestone is a village with a population of circa. 5,409 inhabitants (at the 2021 Census) situated broadly midway between Chelmsford and Romford adjacent to the A12 trunk road which provides excellent communication links to the M25(J28), located within the Metropolitan Green Belt 20 miles (32 km) North-East of London.

The subject property lies along the High Street close to Ingatestone URC Church and comprises a two-storey building beneath a pitched, tiled roof with a fully glazed frontage. A small area for a kitchen and a toilet is located to the rear of the ground floor along with a fire escape access.

Accommodation

According to our calculations, the units have the following Nett Internal Areas (NIA):

Ground Floor Retail	242 sq.ft
Ground Floor Store	24 sq.ft
First Floor Retail/Store	220 sq.ft
Total	486 sq.ft (45 sq.m)





Town Planning

The property has previously been used as a retail shop but is considered suitable for a range of commercial uses. Interested parties are advised to contact Brentwood Borough Council on 01277 312 500.

Rateable Value

The property appears in the Valuation List with a Rateable Value of £6,600.

Services

We are advised the property has Water and Electricity supplies but there is no Gas or Central Heating.

Asking Price

The building is available to purchase Freehold with Vacant Possession at an asking price in the region of £197,500

VAT

The property is not elected for VAT.

Legal Fees

Each party is to bear their own legal costs throughout the course of any transaction.

EPC

We are awaiting receipt of an EPC.



Ewan Dodds BSc FRICS
ewan.dodds@whybrow.net
01206 577667



Maria Newman
m.newman@whybrow.net
01206 577667



Charntelle Goodyear
Charntelle.goodyear@whybrow.net
01206 577667

Misrepresentation Act 1967

01206 577667 | info@whybrow.net | whybrow.net

Whybrow & Dodds Ltd. for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute part of an offer or contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Whybrow & Dodds Ltd. Has any authority to make or give any representation or warranty in relation to this property. Whybrow & Dodds Ltd, 2 De Grey Square, De Grey Road, Colchester, Essex, CO4 5YQ. Registered in England No 2155295