



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.



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