

TO LET

135 HIGH STREET

ONGAR CM5 9JA



FIRST FLOOR SELF-CONTAINED OFFICES

Approximately 413 sq ft (38.4 sq m)

Please refer to the important notices overleaf

MISREPRESENTATION CLAUSE

"Derrick, Wade Waters Ltd trading as Derrick Wade Waters (and their Joint Agents where applicable) for themselves and for the vendors or lessors of these properties for whom they act, give notice that:

- (i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) Derrick Wade Waters Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or

- tenants must not rely on them as fact or representation or warranty or enter into any contract in relation to the properties in reliance upon them;
- (iii) no employee of Derrick Wade Waters Ltd (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the properties;
- (iv) all prices quoted in these particulars may be subject to VAT in addition; and
- (v) Derrick Wade Waters Ltd will not be liable, in negligence or otherwise, for any loss arising from the use of, or reliance upon, these particulars;
- (vi) All quoting rents, prices and terms are expressed subject to contract."

DESCRIPTION:

The property comprises a self-contained first floor office suite, which benefits from its own ground floor entrance/lobby fronting the High Street.

The accommodation is arranged over two rooms. In addition there are separate kitchen and WC facilities.

LOCATION:

The property is located the southern end of the busy High Street above retail.

Ongar is a pretty Essex town being centrally located; Epping is approximately 7.5 miles to the east, Brentwood 7 miles south east and Chelmsford 12 miles to the east.

ACCOMMODATION:

The following are approximate Gross Internal Areas measured in accordance with RICS Code of Measuring Practice:

Office 1	186 sq ft	17.3 sq m
Office 2	204 sq ft	19.0 sq m
Kitchen	23 sq ft	2.1 sq m
TOTAL NIA	413 sq ft	38.4 sq m

FEATURES:

- Gas central heating to radiators
- WC
- Kitchen
- Entryphone

EPC

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

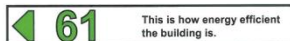
D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient



A13009/June-18

IMPORTANT NOTES FOR INTERESTED PARTIES

***Planning.** No warranties are given in respect of the lawful planning use of the Property and applicants must satisfy themselves that their intended use/development is acceptable to the Local Planning Authority (Epping Forest District Council 01992 564000).

***Rates.** Applicants are referred to the Local Billing Authority (Epping Forest District Council 01992 564000) to satisfy themselves as to their likely rates liability.

***VAT.** The price is exclusive of VAT, which may or not be charged in this transaction (at the option of our client).

***Services.** No services (inc. drains) have been tested and applicants should carry out their own testing prior to purchase.

***Photograph.** This is for identification purposes only and includes part of the neighbouring Property not offered in this transaction. It has not been possible to obtain a clear view of the Property in this case.

* **Particulars of Sale.** All statements contained in these particulars as to this property are made without responsibility on the part of Derrick Wade Waters or the vendors or the lessors.

TERMS:

The property is available to let on a **new internal repairing and insuring lease**, terms to be agreed.

RENT:

£6,000pax

RATES:

According to The Valuation Office Agency website www.voa.gov.uk website, the Rateable Value is £4,100.

Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year.

SERVICE CHARGE

The quarterly service charge is currently £118.75.

LEGAL COSTS:

Each party to bear their own legal costs incurred in the transaction.



FURTHER INFORMATION:

For further information or to arrange an inspection of the Property, please contact the lessor's sole agents:

Derrick Wade Waters
Simon Beeton
01279 620225
scb@dww.co.uk

Luke Beeton
01279 620221
ljb@dww.co.uk