

TO LET

PROMINENT RETAIL UNIT TO LET



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EPPING FOREST

 1 Coopers Hill, Ongar, Essex CM5 9EE

Price **£21,600**
Per Annum



Property Type

COMMERCIAL PROPERTY



Size

689 FT²



Tenure

LEASEHOLD



Borough

EPPING FOREST



Planning Granted

NO



Existing Use

E CLASS

Tenanted



NO

Local Train Stations



Epping (5.8 miles)
Brentwood (6.5 miles)
Shenfield (6.4 miles)

Local Amenities



Ongar High Street (0.4 miles)
Sainsbury's (0.4 miles)
Ongar Leisure Centre (1.2 miles)

VAT Applicable



NO

Rateable Value

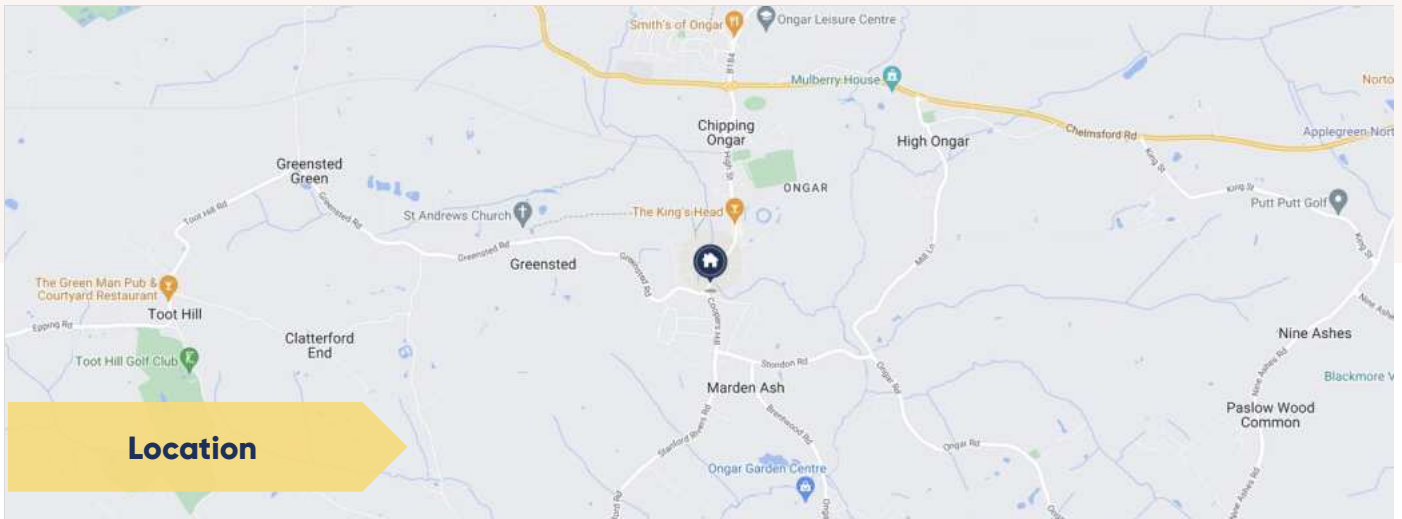


£7,300

EPC



TBC



Location



Additional Information

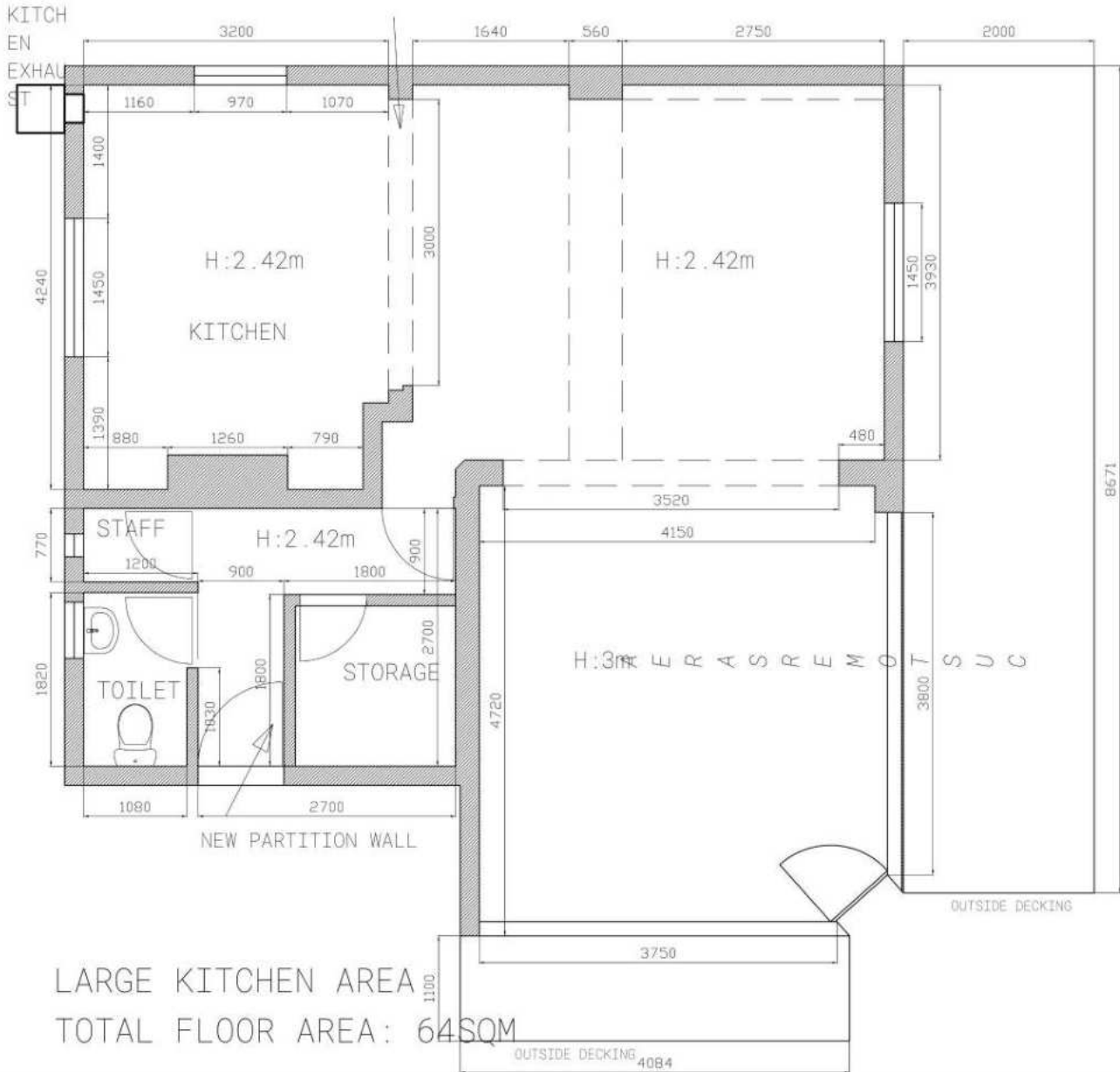
This fully equipped ground floor café/Italian restaurant is prominently located in the heart of Ongar, Essex on the busy Coopers Hill and a short walk to Chipping Ongar High Street.

The restaurant has capacity for 30+ covers, in excellent condition and has two parking spaces. The kitchen is fully equipped kitchen with modern appliances, ample storage, tasteful décor, and comfortable seating. It would be of interest to F&B operators and other sectors within Use Class E.

The property measures 64 sqm/689 sqft. The site has traded successfully for many years, with a renowned reputation in the local and surrounding areas. A rare opportunity to acquire a high turnover local business in an area with high footfall and passing traffic.

The property is immediately available. Offers invited at £21,600 per annum exclusive on a new FRI lease. A premium of £60,000 is sought for goodwill, equipment, fixtures and fittings. In addition to the contracted rent, the owner is open to agreeing a fixed rate of £800.00 per month to cover the cost of utilities.

FLOORPLAN



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Commercial Property, Expertly Done



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