

# TO LET

## PROMINENT RETAIL UNIT TO LET



 **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



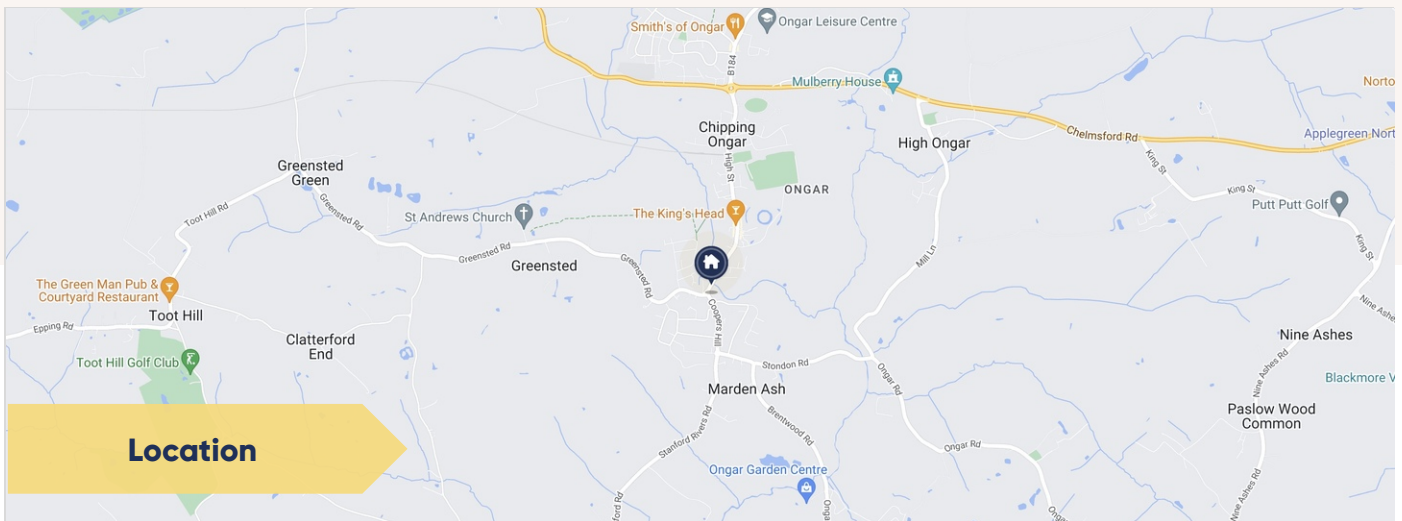
£7,300

### 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 £50,000 is sought for the 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.





## ADDITIONAL IMAGES



## FLOORPLAN



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