

FOR SALE FREEHOLD - HIGH STREET RETAIL INVESTMENT

88 - 88B HIGH STREET, BRENTWOOD, ESSEX CM14 4AP



LOCATION - The premises are situated at the southern end of Brentwood High Street between its junctions with Crown Street and Kings Road. Retailers in the vicinity include O’Neil’s PH, Nandos, Robert Dyas, Corals and Ladbroke’s. Brentwood is situated approx. 25 miles north-east of central London and 12 miles south-west of Chelmsford. The M25 (J28) is approx. 2 miles from the town centre. Brentwood Station is within 5 minutes’ walk from the property with a regular service to London Liverpool St.

DESCRIPTION - The property comprises the freehold of three adjoining ground floor retail units currently occupied by Vape & Juice, Humble Violet’s Florist and Megan’s Nail Spa plus the ground leases of two first floor flats, producing a total income of £51,249 per annum exclusive.

Address	Accommodation (NIA)	Tenant	Lease	Rent per annum exclusive	EPC
88 High Street	Sales area 397 sqft (37 sqm) Kitchen 313 sqft (29 sqm)	Thuy Phuong Thi Ngugen t/a	15 years from Jul 2017 Subject to 5 year rent reviews	£23,000	C59
88a High Street	Sales area 296 sqft (27 sqm) Rear stores 125 sqft (12 sqm)	Stacey Alice Sreedharan t/a	5 years from Aug 2016	£15,000	G179
88b High Street	Sales area 238 sqft (22 sqm) Kitchen 20 sqft (2 sqm)	Vape & Juice Limited	5 years from Aug 2016 Subject to 6 month break	£12,999	D81
Flat 1		n/a	125 years from Dec 2001	Ground rent £125.	C74
Flat 2		n/a	125 years from Dec 2001	Ground rent £125.	C77

VAT - The property is elected for VAT.

TENURE - The property is to be sold freehold with the benefit of the above tenancies. **Price on application.**

LEGAL COSTS - Each party to bear their own legal costs

FURTHER INFORMATION - For further information please contact sole selling agent:

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