

Units 7, 9 & 11 Bowlers Croft, Honywood Road,
Basildon, Essex, SS14 3DU



Industrial/Gym/Fast food Investment

Three units approx. 6,816 sq ft (633 sq m)

Low Capital Value & Excellent Scope for Rental Growth

Freehold For Sale - Now available separately

Location

Forming part of the Cranes Farm industrial area adjacent the A127 approximately 30 miles from central London. The M25 is approximately 8 miles distant. Basildon train station C2c is approximately 3.5 miles away linking with London (Fenchurch Street) in approximately 33 minutes.

The property

A terrace of three industrial/warehouse units, to be let as follows:

Unit 7 Fibre Sports

£10,400pax

Unit 9 Basildon Ballet Co/Sapphire School of Dance

£6,500pax **Unit 9a Fast Food Ltd**

£7,800pax **Note: Unit 9/9a is one unit divided as shown.**

Unit 11 Holland Park Boxing Gym

£10,400pax **UNDER OFFER**

Total yearly exclusive rent - £35,100pax

Estimated ERV - £47,700pax

It is proposed that the tenants will sign full repairing and insuring leases for 5 years outside the Landlord & Tenant Act. Upward only rent review on expiry of 2 years 6 months. The Management charge is payable by the tenants. The rent is payable monthly in advance by Direct Debit. Units 7 & 11 will incorporate a mutual option to break at year 2.5, subject to 6 months prior notice.

Accommodation Measured in accordance with the RICS Code of Measuring Guide the approximate gross internal floor area is:

Unit 7 2,184 sq ft 203 sq m

Unit 9 1,325 sq ft 123 sq m

Unit 9a 1,128 sq ft 104 sq m

Note: Unit 9/9a is being sold as one unit.

Unit 11 2,179 sq ft 202 sq m **UNDER OFFER**

Business rates

Interested parties are advised to contact Basildon District Council Business Rates dept. on 01268 533333.

Figures

£200,000 is sought for the freehold of each unit subject to contract and the leases described above.

Legal Costs

Each party is to be responsible for the payment of their own legal costs.

EPC/Asbestos Survey

The EPC ratings are G203/F144/G280 & G158 respectively. The ratings are in the process of being improved to at least an "E". An Asbestos Survey has been undertaken and is available on request.



Agent's Note

All figures quoted are exclusive of Vat (if applicable) No warranty is given in respect of the current planning use.

None of the amenities or fixtures and fittings have been tested.

Enquiries/viewing

Viewing is strictly by prior appointment only. Please contact us on 01708 860696 or email:

jb@branchassociates.co.uk

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