



SITUATION

Located close to the junction with Star Lane within the heart of this attractive Village, amongst a variety of established local traders and multiples including **Barclays Bank, Martins, Budgen, Co-Operative Food, Post Office** as well as being within ½ mile from Ingatestone Railway Station. Ingatestone is a prosperous residential community located off the A12 which links to the M25 (J28), midway between Brentwood and Chelmsford and approx. 25 miles north-east of Central London.

PROPERTY

A detached Grade II Listed building comprising **2 Ground Floor Shops** with separate rear access to a **Large Self-Contained Flat** on the first and second floors.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 39 (Ground Floor Shop)	Internal Width 13'8" (max) Shop Depth 42'6" WC	R P Meadows (Hair Salon) <i>(In occupation for 9 years)</i>	10 years from 30th April 2009	£11,750	FRI Rent Review 30th April 2014 – Outstanding. <i>The shop has been used as a Hair Salon for over 50 years.</i>
No. 39a (Ground Floor Shop and Part First Floor)	Ground Floor Shop Internal Width 14'5" (max) Shop Depth 18'0" Built Depth 28'6" Part First Floor Kitchen/Staff Room Area Approx 75 sq ft WC	H De Lemos & C De Lemos (Gallivant Travel Agency) <i>(In occupation for 8 years)</i>	21st May 2013 to 29th April 2019	£8,000	FRI Rent Review 30th April 2014 – Outstanding Tenant's Break on or after 6th April 2016 on 6 months notice. <i>The shop has been used as a Travel Agent for over 50 years.</i>
No. 39b (Part First & Second Floor Flat)	4 Rooms, Kitchen/Breakfast Room, Bathroom/WC & separate WC GIA Approx 1,165 sq ft	Individual	6 months from 1st November 2014	£9,600	AST In occupation 7 years. Gas CH.
TOTAL				£29,350	

£29,350 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN**

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts