



SITUATION

Located in a prominent position on this busy town centre retail thoroughfare, opposite **Chapel High and the entrance to The Baytree Centre**, and amongst such multiple retailers as **Marks & Spencer, Boots, Superdrug, Iceland, Starbucks, Waterstones, Dorothy Perkins** and many others. Brentwood is a popular Essex town which lies approximately 18 miles north-east of central London and benefits from good road links with the A12 and the M25 (Junction 28) approx. 1½ miles to the west.

PROPERTY

A mid terraced building comprising a **Ground Floor Bank** with separate rear access to a **Self-Contained Upper Part** on the first and second floors.

VAT is payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Bank	Gross Frontage 21'6" Internal Width 18'3" widening to 24'2" (max) Bank Depth 71'6" Built Depth 90'5" Area Approx. 1,100 sq ft 2 WCs	Yorkshire Building Society (see Tenant Profile)	10 years from 18th March 2015	£52,500 (see Note)	Effectively FRI Rent Reviews March 2020. Tenant's Break July 2020. Note: The current rent is £26,250 p.a. rising to £52,500 on 18/05/2017 and the Vendor will make up the rent shortfall on completion.
First & Second Floor	Not inspected		999 years from completion	Peppercorn	Effectively FRI
TOTAL				£52,500	

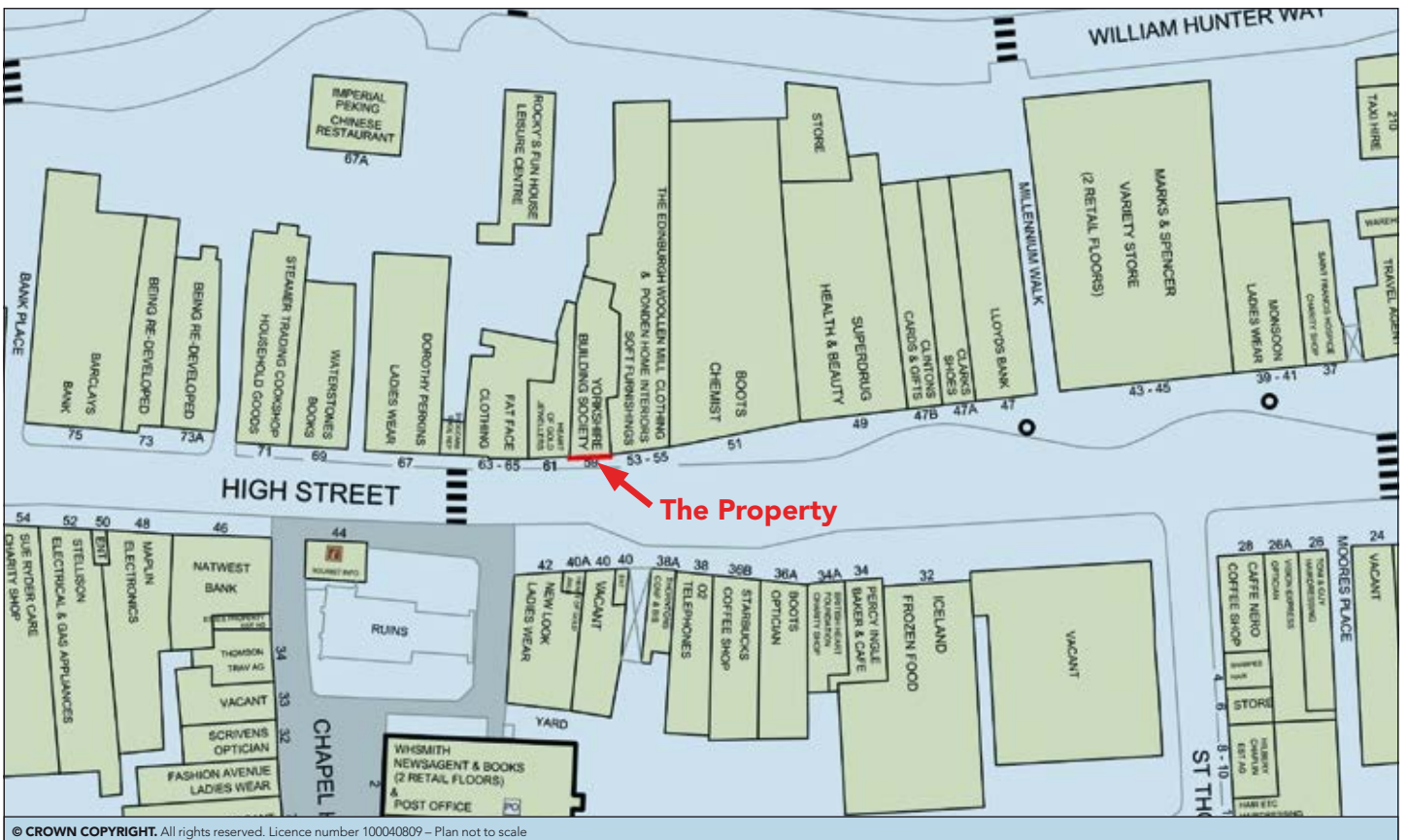
£52,500 p.a. (see Note)

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

TENANT PROFILE

The Yorkshire Building Society was formed in 1864. In 2010 they merged with the Chelsea Building Society and in 2011 they merged with the Norwich & Peterborough Building Society – www.ybs.co.uk

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



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VENDOR'S SOLICITORS
Freemans Solicitors - Tel: 020 7935 3522
Ref: H. Freeman - Email: hf@freemanssolicitors.net

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