



SITUATION

Located in this fully occupied retail parade and amongst such multiples as **Martin's, Subway, The Co-operative Food, Barnardo's, Tesco Express, Costa, Barclays Bank** and a variety of independent retailers, cafés, bars and restaurants. In addition, Shenfield Station (Mainline) is diagonally opposite which provides regular direct rail services to London Liverpool Street.

Shenfield is an affluent commuter suburb of Brentwood some 7 miles north-east of Romford enjoying excellent road access to the M25 (Junction 28) via the A12.

PROPERTY

An end of terrace building comprising a **Ground Floor Shop** with separate side access to **Office Accommodation** on the first floor. The property includes **a parking area at the rear for a maximum of 4 cars.**

ACCOMMODATION

Ground Floor Shop

Gross Frontage 19'10"

Internal Width 17'10"

Shop Depth 29'8"

Built Depth 73'4"

Plus 2 Rear Rooms & Kitchen

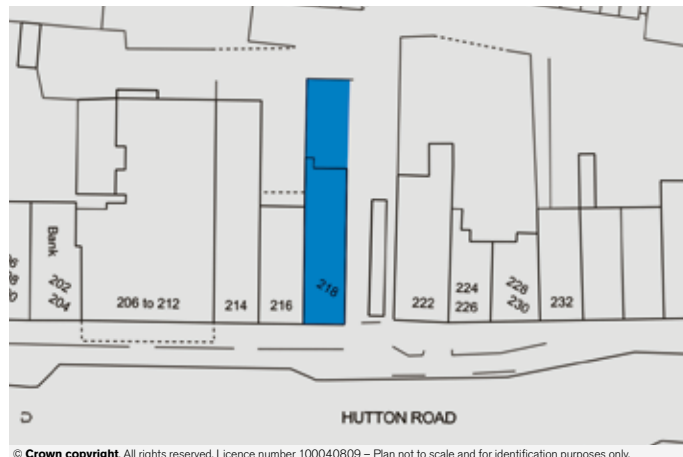
Area Approx. 829 sq ft

First Floor Offices

Area Approx. 829 sq ft

1 Gents and 2 Ladies WCs

Total Area **Approx. 1,658 sq ft**



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VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Countrywide Estate Agents (consisting of 60 well established Estate Agents with over 600 offices across the UK)** for a term of 10 years from 29th September 2013 at a current rent of **£45,000 per annum** exclusive.

Note: The first floor is sublet to HC Surveyors Ltd t/a Howe Chartered Surveyors from 9th March 2015 to 1st September 2023 at a current rent of £12,500 per annum exclusive.

£45,000 per annum

The Surveyors dealing with this property are
John Barnett and Steven Grossman

Vendor's Solicitors

BSG Solicitors LLP

Tel: 020 8343 4411 Ref: Jeremy Swerner

Email: jeremy@bsgsolicitors.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

