

FOR SALE

Commercial / Residential Investment Prominent Roadside Location

Shop Premises & Two Flats

265 ONGAR ROAD

Brentwood, Essex, CM15 9DZ



- Busy Local Parade
- Short Distance to the A12

- Close Proximity to Brentwood Town Centre
- Shop Premises and 2 Self Contained Flats

KEMSLEY LLP
PROPERTY CONSULTANTS

01268 532425

www.kemsley.com



LOCATION

The building occupies a prominent roadside position near to the junction with Warescot Road located within a busy local parade approximately 1 mile to the north of Brentwood Town Centre.

DESCRIPTION

The property comprises a well-presented mixed-use investment including a ground floor retail unit together with two self-contained apartments.

The ground floor is let to Crumbs Bakery, who have been in occupation for approximately nine years and are currently paying £12,600 per annum exclusive. The accommodation provides a front retail area, kitchen, and rear store with roller shutter access.

Above and to the rear of the shop there are two 1 bedroom apartments, both let on Assured Shorthold Tenancies, producing £11,700 per annum and £12,600 per annum respectively. Overall, the property is in good condition throughout and represents an attractive income-producing investment with established tenants in place.

The total income for the building is £36,900 per annum.

ACCOMMODATION

Ground Floor Shop	614 sq. ft. (57 m ²)
Flat 265a (1 Bed)	430 sq. ft. (40 m ²)
Flat 265b (1 Bed)	441 sq. ft. (41 m ²)

TENURE

The property is available on a freehold basis, with the benefit of the tenancies and income.

PRICE

£575,000 exclusive.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

From enquiries made of the VOA, we are advised that the property has a current Rateable Value of £6,800 (for the retail premises). Interested parties are advised to make their own enquiries of the relevant local authority.

EPC

Retail Shop - has an EPC rating of B-30.

Flat 265a - has an EPC rating of D-63.

Flat 265b - has an EPC rating of D-67.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

ADMINISTRATIVE FEE

Upon terms being agreed and prior to Solicitors being instructed, the prospective tenant or purchaser is to pay an administrative fee of £250 plus VAT to Kemsley LLP. This fee will cover all associated administrative costs including any referencing fees incurred.

CONTACT

Strictly by appointment via sole agents:

Chris Cornhill

Tel: 01268 290298 / 07342 038292

Email: chris.cornhill@kemsley.com

Ref: AB2959



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