

Unit 1 and Unit 1A, Lakeside Business Village, Fleming Road Chafford Hundred, Essex RM16 6YA

lot 32

Freehold Retail and Office Investment

- Ground Floor let to Tesco Stores Limited until 2020
- Immediately adjacent to Railway Station.
- 200 metres from the major Lakeside Regional Shopping Centre
- Includes car parking
- Six Week Completion

Rent
£45,000
per annum
exclusive

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The Property



Location

Miles: 20 miles east of the City of London
10 miles south of Romford
2 miles north-east of Dartford Bridge
Roads: A13, M25 (Junction 30)
Rail: Chafford Hundred Railway Station
(35 mins to London Fenchurch Street)
Air: London City Airport, London Southend Airport,
London Stansted Airport, London Gatwick Airport

Situation

Chafford Hundred is a popular London commuter town located in close proximity to Lakeside Retail Park. The property is situated on the west side of Fleming Road within Lakeside Business Village, immediately adjacent to Chafford Hundred Railway Station. Nearby occupiers include Premier Inn and Bannatyne's Health and Fitness. The major Lakeside Shopping Centre is located approximately 200 metres from the property.

Description

The property comprises a modern building with retail accommodation on the ground floor and self-contained office accommodation on the first floor. The retail unit benefits from 6 car parking spaces.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)
Ground	Retail	293.72 sq m (3,161 sq ft)	TESCO STORES LIMITED (1)	20 years from 29 September 2000 until 2020	£45,500	29/09/2015
First	Office	Not Measured	STREAMADVICE LIMITED (2)	999 years from 24th June 2013 until 3012	Peppercorn	
Totals		293.72 sq m (3,161 sq ft)				

(1) For the year ending 25/02/2012, Tesco Stores Limited reported a turnover of £41,981,000,000, pre-tax profits of £2,126,000,000 and a total net worth of £6,894,000,000.

(2) The tenant has sublet the property.

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