

Lot 31

£26,000 Per Annum Exclusive

236 Hutton Road, Shenfield, Brentwood, Essex CM15 8PA Virtual Freehold Restaurant Investment



Key Details

- Let until 2040 (subject to option)
- Located directly opposite Shenfield Crossrail station
- Popular and Affluent London Commuter Town
- 2020 Rent Review Outstanding. Notice served proposing a new rent of £30,000 pax
- VAT Free Investment
- Neighbouring occupiers include Costa Coffee, Rowlands Pharmacy, Tesco Express, Barclays Bank and Co-op Food

Location

Miles: 12 miles south-west of Chelmsford, 30 miles north-east of Central London
Roads: A12, A127, M25 (Junction 28)
Rail: Shenfield CrossRail Station
Air: London Stansted and Southend Airports

Situation

Shenfield affluent and attractive London commuter town. The property is prominently located on the north side of the busy Hutton Road on a popular retail parade, directly opposite Shenfield Crossrail Station. Neighbouring occupiers include Costa Coffee, Rowlands Pharmacy, Tesco Express, Barclays Bank and Co-op Food.

Description

The property forms part of a mid terraced building and comprises a ground floor restaurant with the benefit of access to the rear via a service road.

Tenure

Virtual Freehold.
 Held for a term of 999 years from 19th December 1990 at a peppercorn rent.

VAT

VAT is not applicable to this lot.

Six Week Completion

Energy Performance Certificate

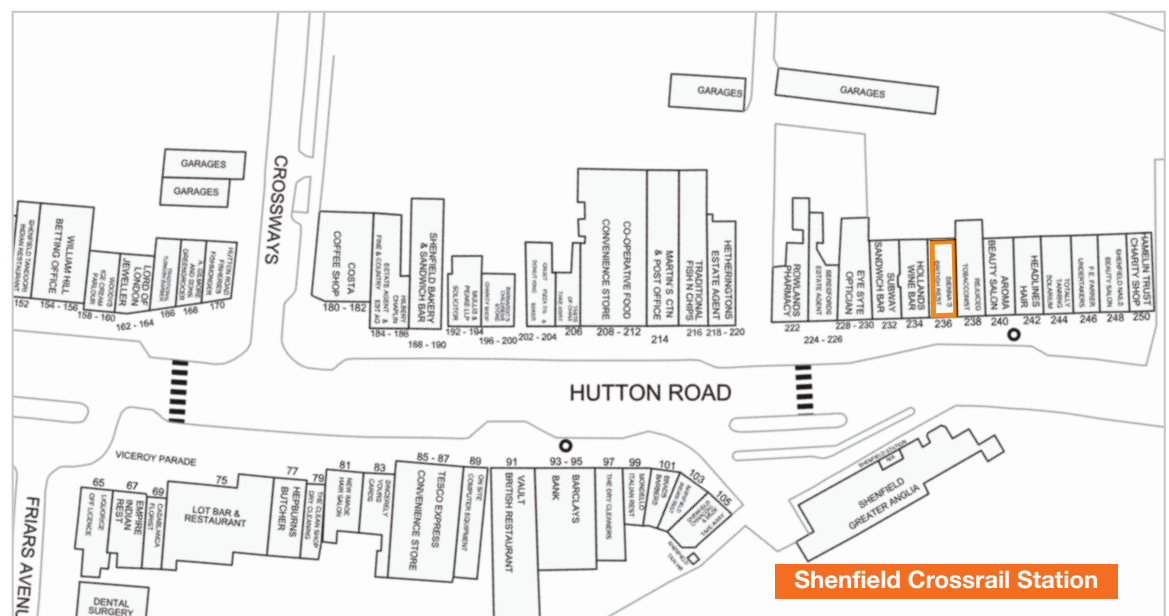
Band D. See legal pack.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews/ (Reversion)
Ground	Restaurant	76.49 sq m (823 sq ft)	ASEAR GROUP LIMITED t/a Sienna's Restaurant	25 years from 25/10/2015 (1)	£26,000	October 2020 and 5 yearly (2) (24/10/2040)
Total		76.49 sq m (823 sq ft)			£26,000	

(1) The lease provides for a tenant option to determine in 2025 and 5 yearly.

(2) The October 2020 rent review is outstanding. The landlord has served a rent review notice on the tenant proposing a new rent of £30,000 per annum exclusive.



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