

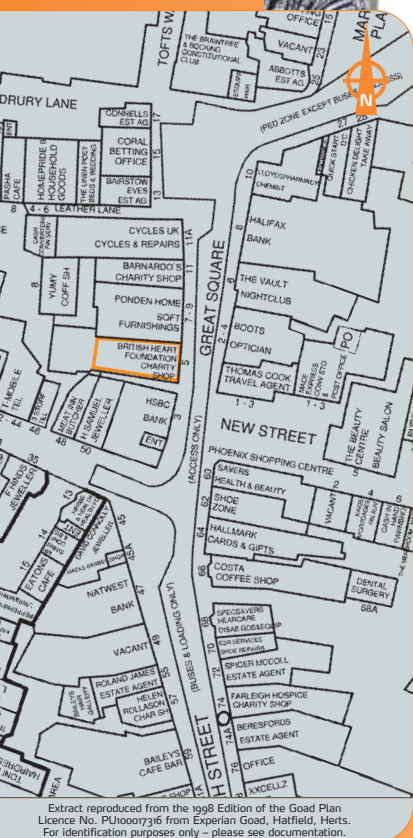
lot 30

5 Great Square Braintree, Essex CM7 1TX

Rent
£31,000
per annum
exclusive

Prominent Retail Investment

- Entirely let to British Heart Foundation until 2021 (subject to option)
- Prosperous and historic Market Town
- Situated close to the George Yard Shopping Centre entrance
- Nearby occupiers include Boots Optician, Halifax, Costa Coffee and Coral



Location

Miles: 10 miles north of Chelmsford
15 miles west of Colchester
20 miles east of Harlow
Roads: A120, A12, M11 (Junction 8)
Rail: Braintree (London Liverpool Street in 1 hour)
Air: London Stansted

Situation

The property is situated in a prominent position on Great Square in the heart of the town centre close to the junction of High Street and Bank Street and the entrance to George Yard Shopping Centre. Both Sainsbury's and Tesco Supermarkets are within a short walk of the property.

Description

The property, part of a larger retail parade, comprises a modern ground floor retail unit with ancillary accommodation on the first floor.

Tenure

Virtual Freehold. Held for a term of 999 years from 10/05/2002 until 3001 at a peppercorn rent.

VAT

VAT is not applicable to this lot.

NB: A partner of Reid Rose Gregory discloses an interest in the property.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews (Reversion)
Ground	Retail	113.34 sq m	(1,220 sq ft)	BRITISH HEART FOUNDATION (1)	10 years from 27/01/2011 on a full repairing and insuring lease (2)	£31,000	27/01/2016 (26/01/2021)
First	Ancillary	102.19 sq m	(1,100 sq ft)				
Totals		215.53 sq m	(2,320 sq ft)			£31,000	

- (1) British Heart Foundation is a leading UK charity established in 1961 and is currently trading from approximately 700 outlets in the UK, which include furniture and electrical stores. In addition British Heart Foundation operates an on-line store. (Source: www.bhf.org.uk)
(2) There is a tenant only option to determine on 27th January 2017 on providing 6 months' prior written notice.

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