

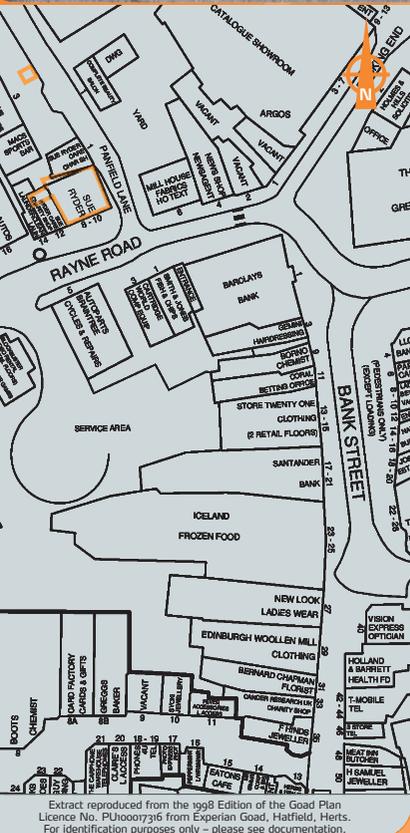
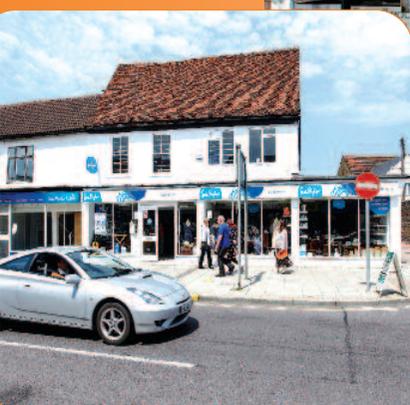
lot 34

Sue Ryder, 8-10 Rayne Road
Braintree CM7 2QH

Rent
£29,500
per annum
exclusive

Freehold Retail Investment

- Let to Sue Ryder on a new 10 year lease (no breaks)
- Prosperous and historic market town
- Nearby occupiers include Barclays, Argos, Iceland and New Look
- Six Week Completion



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 Railway Station (London Liverpool Street approx 1 hour)
Air: London Stansted Airport

Situation

The property is situated in a prominent corner position in the town centre on the north side of Rayne Road at its junction with Panfield Lane. Nearby occupiers include Barclays Bank, Argos, Iceland and New Look.

Description

The property comprises ground floor retail and ancillary accommodation and ancillary accommodation in the basement and on the first floor. The property benefits from a recent refurbishment programme undertaken by the tenant. The tenant also occupies the adjoining property at 1 Panfield Lane and has created an internal access between the two properties.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Basement	Ancillary	38.71 sq m (417 sq ft)	SUE RYDER (1)	10 years from 1st June 2013 until 31st August 2023 on a full repairing and insuring lease	£29,500	31st August 2018
Ground	Retail/Ancillary	129.33 sq m (1,392 sq ft)				
First	Office/Ancillary	51.77 sq m (557 sq ft)				
Totals		219.81 sq m (2,366 sq ft)			£29,500	

(1) Sue Ryder is a registered charity providing health and social care services in local communities. Sue Ryder has more than 9,000 volunteers and is supported through fundraising and retail activities via 350+ outlets nationwide. (Source: www.sue Ryder.org)

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