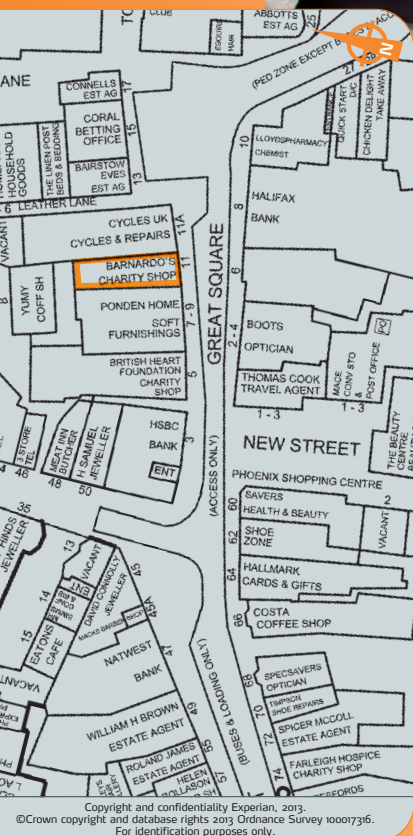


**lot 44****11 Great Square  
Braintree, Essex CM7 1TX****Rent  
£28,000  
per annum  
exclusive****Virtual Freehold Retail Investment**

- Entirely let to Barnardo's
- Prominent town centre location on busy retailing thoroughfare
- Prosperous market town
- Nearby occupiers include Halifax, Boots Opticians, Coral Betting, Sainsbury's, HSBC and Lloyds Pharmacy

**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 Rail Station (London Liverpool Street in 1 hour)

Air: London Stansted, London City Airport

**Situation**

The property is situated in a prominent location within Braintree town centre on the northern side of Great Square, close to its junction with High Street and Bank Street and entrances to both George Yard and Phoenix Shopping Centres. Other nearby occupiers include Halifax, Boots Opticians, Coral Betting, Sainsbury's, HSBC and Lloyds Pharmacy.

**Description**

The property comprises a ground floor retail unit with first floor ancillary accommodation.

**Tenure**

Virtual Freehold. Held from Eversquare Properties Limited for a term of 999 years from 10th May 2002 until 9th May 3001 at a peppercorn rent.

**VAT**

VAT is not applicable to this lot.

**Tenancy and accommodation**

| Floor         | Use       | Floor Areas (Approx) |                      | Tenant                   | Term  | Rent p.a.x.    | Reversion  |
|---------------|-----------|----------------------|----------------------|--------------------------|---|----------------|------------|
| Ground        | Retail    | 78.50 sq m           | (845 sq ft)          | <b>BARNARDO'S</b><br>(1) | 10 years from 03/05/2006 on a full repairing and insuring lease | £28,000        | 02/05/2016 |
| First         | Ancillary | 67.73 sq m           | (729 sq ft)          |                          |   |                |            |
| <b>Totals</b> |           | <b>146.23 sq m</b>   | <b>(1,574 sq ft)</b> |                          |   | <b>£28,000</b> |            |

(1) Barnardo's is the UK's leading children's charity helping more than 200,000 children, young people and their families every year. Barnardo's has over 500 charity shops across the UK. (Source: www.barnardos.org.uk 06/11/2013)

**For further details please contact:****Gwen Thomas**

Tel: +44 (0)20 7034 4857.  
Email: gwen.thomas@acuitus.co.uk

**Sandy Hamilton**

Tel: +44 (0)20 7034 4861.  
Email: sandy.hamilton@acuitus.co.uk  
**www.acuitus.co.uk**

**Associate Auctioneers:****Reid Rose Gregory**

1 Woodstock Street, Mayfair, London W1C 2AJ.  
Tel: +44 (0)207 493 4242.  
Email: bstephens@rrg.co.uk  
Ref: Bill Stephens.

**Solicitors:****Veale Wasbrough Vizards LLP**

Bernards Inn, 86 Fetter Lane, London EC4 1AD.  
Tel: +44 (0)207 665 0872.  
Email: pvickers@vww.co.uk  
Ref: Philip Vickers.