

## lot 30

Rent  
**£135,500**  
per annum  
exclusive

### 46-54 High Street Ingatestone, Essex CM4 9DW

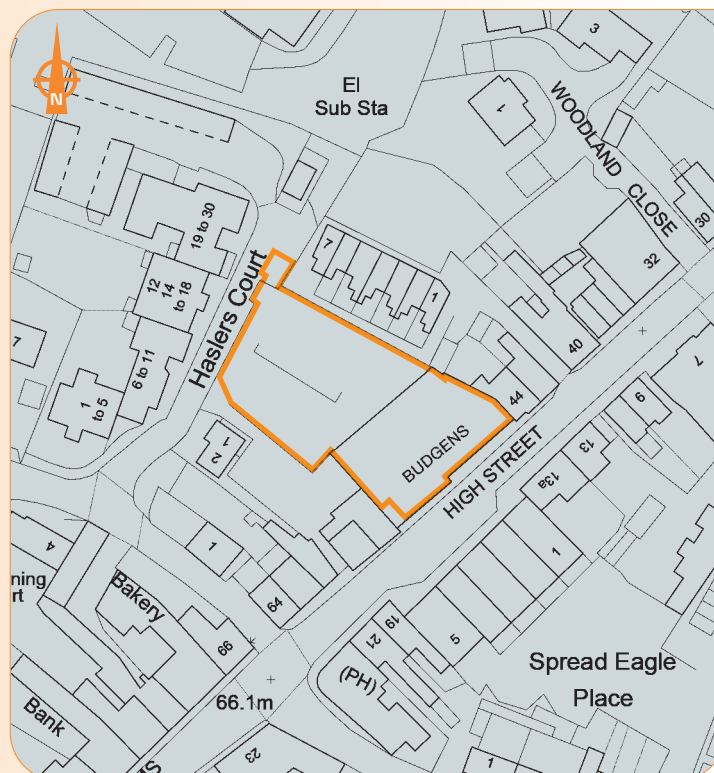
Freehold Supermarket and Office  
Investment

- Let to Budgens Stores Limited and Taylor Viney & Marlow Chartered Accountants
- Leases expire in 2022 (with Budgens option to extend)

- Approximately 1,307.57 sq m (14,075 sq ft) with car park to the rear
- Potential future conversion of upper parts (subject to lease and consents)
- Prosperous Essex commuter town







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#### Location

Miles: 5 miles north-east of Brentwood  
6 miles south-west of Chelmsford  
25 miles north-east of Central London  
Roads: A12, A414, M25 (junction 28)  
Rail: Ingatestone Railway Station (29 mins direct to London Liverpool Street)  
Air: London Stansted Airport

#### Situation

Ingatestone is a prosperous and attractive town situated off the A12, an arterial route between Chelmsford to the north-east and Brentwood to the south-west. The property is prominently situated on the north side of High Street, close to its junction with Fryerning Lane. Nearby occupiers include Co-operative Supermarket, Barclays and Santander Banks and a range of independent retailers.

#### Description

The property comprises a supermarket arranged on the ground floor and basement with self-contained office accommodation on the first and second floors, accessed from the front. The property benefits from a significant frontage to High Street and a car park to the rear for approximately 21 cars, accessed via Haslers Court.

#### Tenure

Freehold.

#### VAT

VAT is applicable to this lot.

#### Six Week Completion

#### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Supermarket	455.67 sq m	(4,905 sq ft)	<b>BUDGENS STORES LIMITED (1)</b>	16 years from 17/03/2006 until 2022 on a full repairing and insuring lease (2)	£73,000	17/03/2016
Basement	Ancillary	262.35 sq m	(2,824 sq ft)				
First	Offices	316.05 sq m	(3,402 sq ft)	<b>TAYLOR VINEY &amp; MARLOW CHARTERED ACCOUNTANTS (3)</b>	10 years from 25/12/2012 until 2022 on a full repairing and insuring lease	£62,500	25/12/2017
Second	Offices	273.50 sq m	(2,944 sq ft)				
<b>Totals</b>		<b>1,307.57 sq m</b>	<b>(14,075 sq ft)</b>			<b>£135,500</b>	

(1) Budgens was founded in 1982 and is one of the oldest supermarket brands in Great Britain. In 2002, Budgens became part of the Musgrave Group and today has over 190 stores nationwide. (Source: [www.budgens.co.uk](http://www.budgens.co.uk)). For the year ending 31/12/2012, Budgens Stores Limited reported a total net worth of £36,942,000. (Source: [www.riskdisk.co.uk](http://www.riskdisk.co.uk) 23/09/2014). The tenant has sublet the ground floor and basement to Beckwith Retail Limited with a personal guarantee.

(2) The lease provides for a tenant option to extend the lease for a further 10 years on the 17th March 2016.

(3) Taylor Viney & Marlow is an independent firm of Chartered Accountants established in 1973 with offices in both Ingatestone and Leigh-on-Sea. (Source: [www.tvmacaccounts.co.uk](http://www.tvmacaccounts.co.uk))

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