

lot 38

Cressing Petrol Filling Station, Braintree Road  
Braintree, Essex CM77 8JE

Rent  
£60,000  
per annum  
exclusive

Freehold Petrol Filling Station  
Investment

- Let on a Full Repairing and Insuring lease for 20 years until 2034
- Approximately 1 mile south of Freeport Factory Outlet Village
- Approximate site area of 0.081 hectares (0.20 acres)



Convenience Store



The Property



**Location**

Miles: 2.5 miles south-east of Braintree  
13 miles north-east of Chelmsford  
16 miles south-west of Colchester  
22 miles east of Bishop's Stortford  
Roads: A12, A120, M11  
Rail: Braintree Freeport Railway Station,  
Cressing Railway Station  
Air: London Stansted Airport

**Situation**

The property is prominently situated on Braintree Road (B1018) approximately 1 mile south of the historic market town of Braintree and the important Freeport Factory Outlet Village with 90 factory stores. The A120, a highly busy arterial route connecting to the M11, Colchester and Chelmsford is to the west of the property.

Braintree is a popular Central London commuter town. Nearby occupiers include adjoining Cressing Primary School and Freeport Factory Outlets.

**Description**

The property comprises a petrol filling station with a convenience store with off-licence. The property benefits from a site area of approximately 0.081 hectares (0.20 acres).

**Tenure**

Freehold.

**VAT**

VAT is not applicable to this Lot.

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Petrol Station & Convenience Store	106.50 sq m (1,146 sq ft)	<b>MR AMIRTHALINKAM (t/a Londis) (1)</b>	20 years from 05/03/2014 until 04/03/2034 on a full repairing and insuring lease (2)	£60,000	05/03/2019 & 5 yearly
<b>Totals</b>		<b>106.50 sq m (1,146 sq ft)</b>			<b>£60,000</b>	

(1) Since July 2004, Londis has been part of the Musgrave Group, one of Ireland's biggest retailers. With approximately 2,000 members, all independently owned, Londis aims to grow businesses in the rapidly expanding convenience market (Source: www.londis.co.uk 18/02/2015)  
(2)The lease is outside the Security of Tenure provisions of the Landlord & Tenant Act 1954.

**For further details please contact:**  
**John Mehtab**  
Tel: +44 (0)20 7034 4855.  
Email: john.mehtab@acuitus.co.uk  
**Will Moore**  
Tel: +44 (0)20 7034 4858.  
Email: will.moore@acuitus.co.uk  
**www.acuitus.co.uk**

**Buyer's Legal Report Service**  
**Dentons UKMEA LLP**  
Contact: Greg Rigby.  
Tel: +44 (0)207 320 3968.  
Email: greg.rigby@dentons.com  
See: **www.acuitus.co.uk** for further details



**Seller's Solicitors:**  
**Excel Law**  
Unit 8 Whitemans Works, Forest Road, Hainault, Essex IG6 3HJ.  
Tel: +44 (0)20 8500 6476.  
Email: ha@excellaw.com  
Ref: Harry Athwal.