

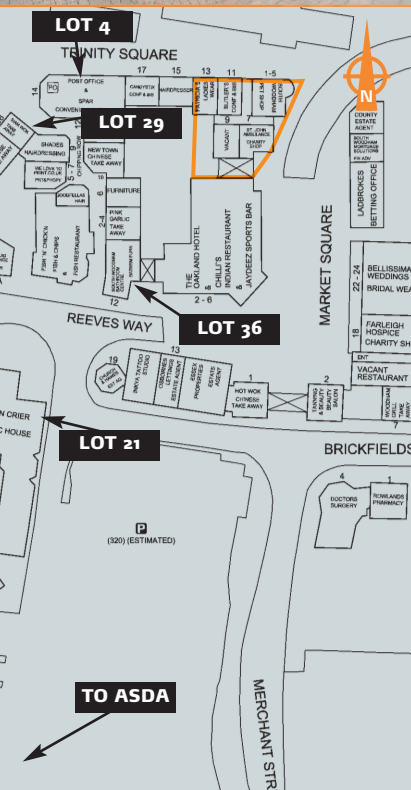
lot 11

**1-13 (odd numbers) Trinity Square
South Woodham Ferrers, Chelmsford, Essex CM3 5JX**

**Rent
£11,624
per annum
exclusive**

Freehold Ground Rent Investment

- Entirely let to Cosmichome Limited
- Lease expires August 2106 (no breaks) - circa 91 years unexpired
- 5 yearly Rent Reviews geared to 22.5% of OMV (next rent review August 2016)
- Entirely sublet producing £46,390 per annum (3)
- Prominent town centre location



Location

Miles: 10 miles south of Chelmsford
42 miles east of Central London
Roads: A12, A127, A130
Rail: South Woodham Ferrers Railway Station
Air: Stansted Airport

Situation

The subject property comprises four units (arranged as three shops) on the southern side of Trinity Square and two units immediately behind on the western side of Market Square. Nearby occupiers include Asda, McDonald's, NatWest, Santander and a number of independent retailers.

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
1/3	Ground	Pet Shop	54.99 sq m	(592 sq ft)	COSMICHOME LIMITED (1)	125 years from 07/08/1981 until 06/08/2106 on a full repairing and insuring lease	£11,624	07/08/2016 and five yearly thereafter (2)
	First	Offices	65.10 sq m	(700 sq ft)				
	Second	Photo Studio	49.80 sq m	(536 sq ft)				
7	Ground	Charity Shop	35.80 sq m	(385 sq ft)				
	First	Ancillary	56.90 sq m	(612 sq ft)				
9	Ground	Retail	33.60 sq m	(362 sq ft)				
	First	Residential	-	-				
11	Ground	Retail	42.30 sq m	(455 sq ft)				
13	Ground	Retail/Offices	40.70 sq m	(438 sq ft)				
	Second	Offices	-	-				
Total Commercial Area			379.04 sq m	(4,080 sq ft)			£11,624	

- (1) For the year ending 30th September 2014, Cosmichome Limited reported a turnover of £7,467,933, pre-tax profits of £43,209,660 and a total net worth of £56,808,703 (Source: Experian Group 05/11/2015). We understand that the property is sub-let producing a sub-let rent of £46,390 per annum.
- (2) The lease provides for 5 yearly rent reviews to the higher of rent passing or 22.5% of open market value.
- (3) The subtenancy information was provided to the vendor by the tenant in June 2015. A copy of this schedule is provided in the legal pack.

For further details please contact:

David Margolis
Tel: +44 (0)20 7034 4862.
Email: david.margolis@acuitus.co.uk
George Watkins
Tel: +44 (0)20 7034 4861.
Email: george.watkins@acuitus.co.uk
www.acuitus.co.uk

Associate Auctioneers:

Knight Frank LLP
55 Baker Street, London W1U 8AN.
Tel: +44 (0)20 7861 1714.
Email: hugo.watts@knightfrank.com
Ref: Hugo Watts.

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:

Pinsent Masons Belfast LLP
The Soloist, 1 Lanyon Place, Belfast BT1 3LP.
Tel: +44 (0)2890 894946.
Email: joanna.robinson@pinsentmasons.com
Ref: Joanna Robinson.