

lot 8

252 High Road Loughton, Essex IG10 1RB

Rent
£99,550.50
per annum
exclusive

Freehold Retail and Residential
Investment

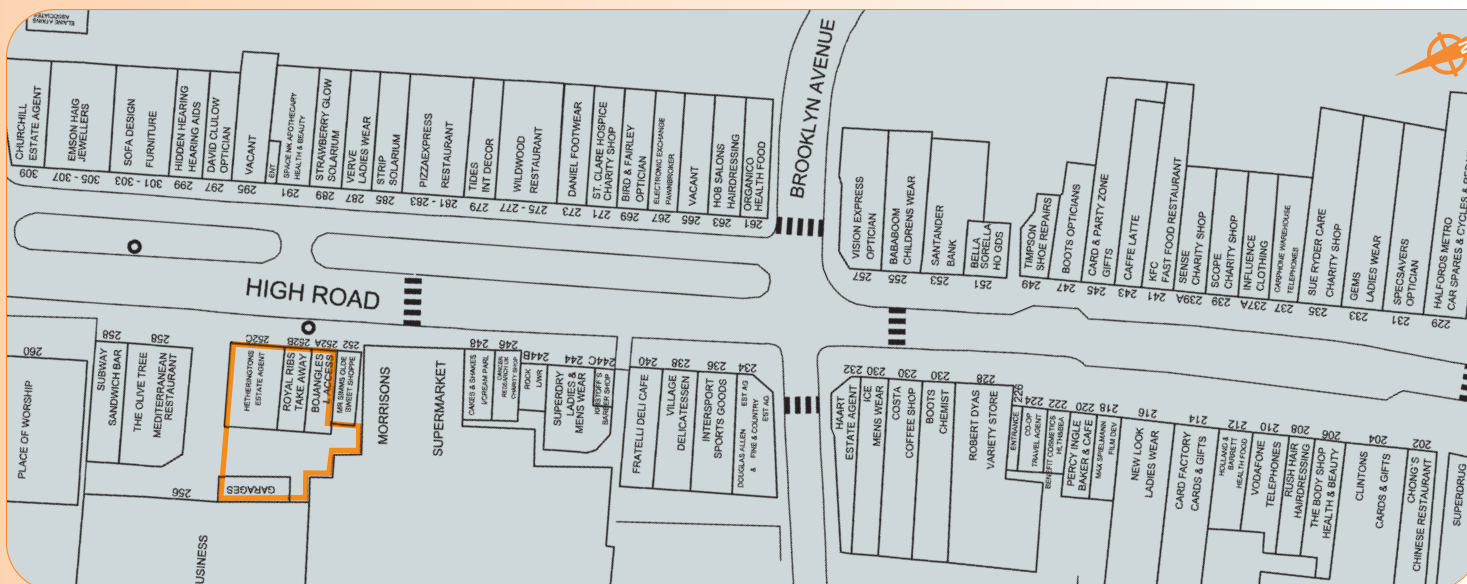
- Three retail units with residential above (let on long leases)
- Situated on High Road in affluent commuter town
- Adjacent to Morrisons Supermarket
- Nearby occupiers include Pizza Express, Space NK, Subway, Boots and Superdry





lot 8

Rent
£99,550.50
per annum
exclusive



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 10007316. For identification purposes only.



Location

Miles: 13 miles north-east of Central London,
Roads: A121, M11 (Jct 5), M25 (Jct 26)
Rail: Loughton Underground (Central Line)
Air: London City Airport, London Stansted Airport

Situation

Loughton is an affluent commuter town some 13 miles north-east of Central London and is serviced by London Underground Central Line (30 mins to Bank). The property is located on the northern side of the High Road, adjacent to Morrisons Supermarket and opposite bus stops providing services to Walthamstow, Ilford and Debden. Other nearby occupiers include Pizza Express, Space NK, Subway, Boots and Superdry.

Description

The property comprises three retail units with four residential units above let on long leases. To the rear is a yard and two garages included with the residential flats.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Terms of Tenancy	Rent p.a.x.	Review/(Reversion)
252a and parking	Ground	Retail	59.36 sq m (639 sq ft)	INDIVIDUAL (t/a Bojangles Boutique)	9 years from 01/01/2008	£26,000	(31/12/2016)
252b and parking	Ground	Retail	57.69 sq m (621 sq ft)	INDIVIDUAL (t/a Royal Ribs)	20 years from 25/03/1993 until 24/03/2013	£29,750	Holding Over
252c	Ground	Retail	128.76 sq m (1,386 sq ft)	COUNTRYWIDE ESTATE AGENTS (1) (t/a Hetheringtons Estate Agents)	10 years from 28/06/2013 until 27/06/2023	£43,500	28/06/2018
252d, 252e, 252f and 252g	Uppers	Residential	Not Measured	VARIOUS	4 separate leases for a term of 99 years from 01/08/1987	£300 (2)	(31/07/2086)
Garage 252F	Ground	Garage		INDIVIDUAL	99 years from 29/09/1964	£0.50	(28/09/2063)
Garage 252G	Ground	Garage		VACANT POSSESSION			
Total			245.81 sq m (2,646 sq ft)			£99,550.50	

(1) For the year ending 31st December 2014, Countrywide Estate Agents reported a turnover of £368,663,000, pre-tax profits of £59,720,000 and a total net worth of £104,361,000 (Source: Experian Group 09/06/2016).

(2) The rent is £75 p.a. per residential flat.

For further details please contact:

Gwen Thomas
Tel: +44 (0)20 7034 4857.
Email: gwen.thomas@acutus.co.uk
Georgina Roberts
Tel: +44 (0)20 7034 4863.
Email: georgina.roberts@acutus.co.uk
www.acutus.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.acutus.co.uk for further details



Seller's Solicitors:

Eversheds
1 Callaghan Square, Cardiff, CF10 5BT.
Tel: +44 292 047 7210.
Email: alexshapland2@eversheds
Ref: Alexandra Shapland.