

lot 16

76 Ongar Road & 4 North Street
Brentwood, Essex CM15 9AX

Rent
£57,693 per
annum
exclusive

Freehold Retail and Residential
Investment

- Three retail units in corner position within town centre
- Two residential units on upper floors let on ASTs
- Located in busy commuter town 36 minutes from Central London by train
- Adjacent to Sainsbury's Superstore



Location

Miles: 12 miles south-west of Chelmsford
23 miles north-east of Central London
Roads: A12, A127, M25 (Junction 28)
Rail: Brentwood Rail (36 mins to London Liverpool Street)
Air: London City, London Stansted

Situation

Brentwood is a busy commuter town some 23 miles north-east of Central London. London Liverpool Street is accessible by train in 36 minutes. The property is located to the north of the town centre on the western side of Ongar Road (A128), at its junction with North Road. Sainsbury's Superstore is located to the rear with a number of independent retailers nearby.

Description

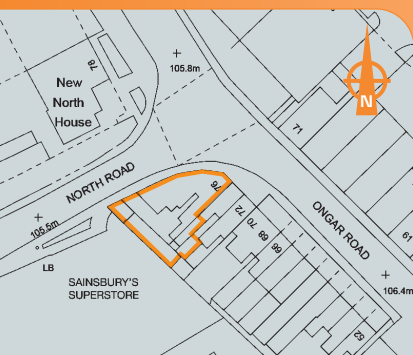
The property comprises three retail units with two residential flats on upper floors.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.



Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
76 Ongar Road	Ground	Hot Food Takeaway	47.30 sq m (509 sq ft)	INDIVIDUAL (t/a Pizza Go Go)	15 years from 24/06/2004	£15,507	24/06/2019
76A Ongar Road	Ground	Hot Food Takeaway	48.30 sq m (520 sq ft)	INDIVIDUAL (t/a Brentwood Kebab)	12 years from 24/06/2004	£13,786	23/06/2016 (i)
4 North Road	Ground	Hot Food Takeaway	50.70 sq m (546 sq ft)	INDIVIDUAL (t/a Pink Garlic)	13 years from 10/09/2007	£14,000	21/03/2020
Flat 1 76 Ongar Road	Uppers	Residential	One Bedroom Flat	INDIVIDUAL	1 year AST from 28/02/2016	£7,980	28/02/2017
Flat 2 76 Ongar Road	Uppers	Residential	One Bedroom Flat	INDIVIDUAL	3 year AST from 04/11/2013	£6,420	03/11/2016
Total Commercial Floor Area			146.30 sq m (1,575 sq ft)			£57,693	

(i) The tenant is holding over.

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 LLP
1 Callaghan Square, Cardiff, CF10 5BT.
Tel: +44 (0)29 2047 7887.
Email: davidfarmer@eversheds.com
Ref: David Farmer.