

8 Victoria Square Chelmsford, Essex CM1 1GP

lot 69

Modern Retail Investment

- Modern Retail Unit fronting Victoria Road
- Close proximity to Chelmsford High Street, Mainline Railway Station, Bus Station and Anglia Ruskin University
- Let to LPT Sports Limited (t/a Runnersworld)

Rent
£19,000
p.a.x.
(gross)
£18,758
p.a.x. (net)



Location

Miles: 37 miles north-east of London
24 miles south-west of Colchester
Roads: A12, M25 (Junction 28), M11 (Junction 7)
Rail: Chelmsford Rail (35 minutes to Liverpool Street)
Air: Stansted Airport

Situation

The property is situated on the northern side of the Victoria Road A1099 ring road, close to its junction with New Street which links Anglia Ruskin University to the north and the town centre to the south. Both the High Street and Chelmsford Railway Station (35 minutes to Liverpool Street) are within a short walk of the property. Nearby occupiers include Bathstore, Chelmsford Police Station and Royal Mail.

Description

The property comprises a modern ground floor retail unit which forms part of a larger building.

Tenure

Long Leasehold. Held from Freehold Portfolio GR Limited from 01/01/2004 until 31/12/2158 at a fixed rent of £242 p.a.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant.	Term	Rent p.a.x.	Reversion
Ground	Retail	75.72 sq m (815 sq ft)	LPT SPORTS LIMITED t/a Runnersworld (1)	10 years from 13/10/2006	£19,000	12/10/2016 (2)
		75.72 sq m	(815 sq ft)	£19,000		

(1) Runnersworld offers a range of running shoes and operates from six branches throughout the UK. (Source: www.runnersworld.ltd.uk 12/09/2016)
(2) The Seller is currently in discussion with the tenant regarding renewal of their lease.

For further details please contact:
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