

2 & 2a Victoria Court Chelmsford, Essex CM1 1GP

lot 88

Modern Retail Investment

- Two Modern Ground Floor Retail Units
- Tenants trading as Dream Doors and Luxe Kitchens
- Close proximity to Chelmsford High Street, Chelmsford Mainline Railway and Bus Station and Anglia Ruskin University

Rent
£35,500
p.a.x.
(gross)
£35,102
p.a.x (net)



Location

Miles: 37 miles north-east of Central 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 eastern side of New Street just off Victoria Road (A1099 Ring Road). New Street 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 two ground floor retail units which form 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 £398 p.a.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
2	Ground	Retail	81.57 sq m (878 sq ft)	INDIVIDUAL t/a Luxe Kitchens (1)	5 years from 09/08/2013	£17,000	08/08/2018
2a	Ground	Retail	88.63 sq m (954 sq ft)	INDIVIDUAL t/a Dream Doors (2)	5 years from 17/06/2011	£18,500	Holding over (3)
Totals			170.20 sq m (1,832 sq ft)			£35,500	

(1) Luxe Kitchens are a kitchen provider with showrooms in Chelmsford and Marble Arch, London. (Source: www.luxe-kitchens.co.uk 12/09/2016)

(2) Established in 1999, Dream Doors is the UK's largest kitchen facelift retailer and a multi-award winning retail franchise with 60 showrooms throughout the UK. (Source: www.dreamdoors.co.uk 12/09/2016)

(3) The Seller is in discussions with the tenant regarding a new 4 year lease at £19,000 p.a. with a rent review on the second anniversary of the term.

For further details please contact:

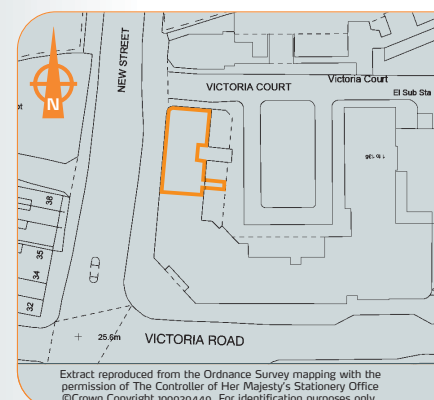
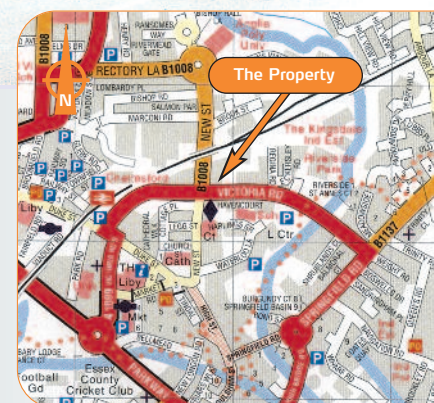
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Buyer's Legal Report Service

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:

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