

Unit 2, Hanbury Road, Widford Industrial Estate, Chelmsford, Essex CM1 3AE

Freehold Industrial Ground Rent Investment

Lot 1

£22,000 per annum
exclusive



Tenancy and accommodation

Floor	Use	Site Area (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Warehouse/ Office/ Ancillary	1.035 Acres (0.41 Hectares)	BEDELL CORPORATE TRUSTEES LIMITED AND ATRIUM TRUSTEES LIMITED ACTING AS JOINT TRUSTEES FOR GPCL (JERSEY) NO. 3 UNIT TRUST (1)	125 years, 5 months and 25 days from and including 30/06/2016 until 24/12/2141 on a full repairing and insuring lease	£22,000	30/06/2021 and five yearly thereafter (linked to RPI capped and collared between 1% and 3% per annum)
Totals		1.035 Acres (0.41 Hectares)			£22,000	

(1) The property is currently sublet to a tenant trading as Booker Cash & Carry for a term expiring in February 2030.

Key Details

- Let on new 125 year lease (approx.) from June 2016 (No Breaks)
- 5 yearly RPI linked rental increases (collared at 1% per annum and capped at 3% per annum)
- Sublet and occupied by Booker Cash & Carry
- Site area approximately 1.035 acres
- Located on established Widford Industrial Estate with occupiers including Hertz, Magnet, Halfords, Topps Tiles and Volvo Cars
- Excellent Road Communications - less than a mile from A414

Location

Miles: Less than 2 miles south-west of Chelmsford
28 miles north-east of Central London

Roads: A12, A127, A130

Rail: Chelmsford Railway Station

Air: Stansted Airport

Situation

The property is located on the northern side of Hanbury Road in the established Widford Industrial Estate, which lies less than a mile from the A414 London Road which connects to the A12. Other occupiers on Widford Industrial Estate include Hertz, Magnet, Halfords, Topps Tiles, Volvo Cars and National Tyres and Autocare.

Description

The property comprises a site area of about 1.035 acres upon which has been constructed a substantial industrial unit (currently being used as a cash & carry wholesale unit). The property has customer parking for approximately 26 cars.

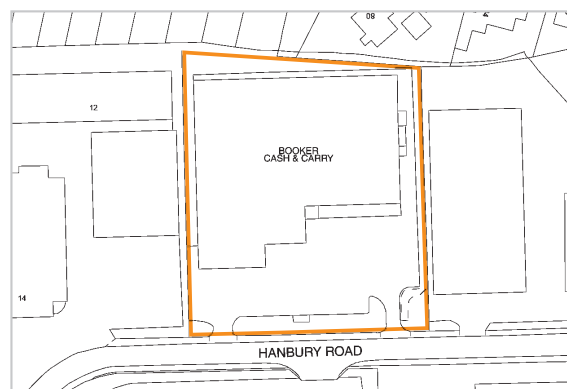
Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion



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