

Lot 40

£19,045 per annum exclusive

7-7A Station Avenue, Wickford, Essex SS11 7AS

Freehold Retail Investment



Key Details

- Let to Done Brothers (Cash Betting) Limited until 2024
- Prominent location adjacent to Wickford Rail Station
- Close proximity to the The Willows Shopping Centre and prime retailing thoroughfare
- Nearby occupiers include Aldi, Subway and Premier Convenience Store

On Behalf of a Major Fund Manager

Location

Miles: 11 miles south of Chelmsford
30 miles north-east of London
Roads: A130, A127
Rail: Wickford Railway Station
Air: London City and London Stansted Airports

Situation

Wickford is a popular commuter town in the borough of Basildon in Essex. The property is prominently situated on Station Avenue, close to its junction with The Broadway which provides direct access to the prime retailing pitch. The Willows Shopping Centre is within close proximity and houses occupiers including New Look, Boots, Superdrug and HSBC. Other nearby occupiers include Aldi, Subway and Premier Convenience Store.

Description

The property comprises a ground floor betting shop with a self-contained two bedroom flat at first floor. The property benefits from car parking for approximately 4 cars to the rear of the property.

Tenure

Freehold.

VAT

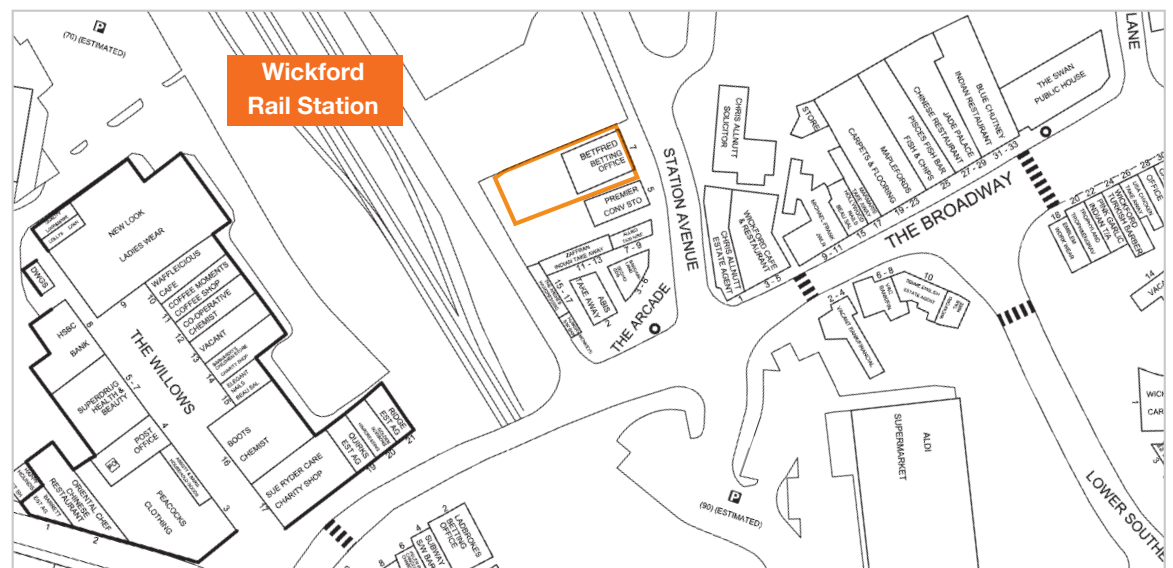
VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review	
Ground	Retail	105.4 sq m (1,134 sq ft)	DONE BROTHERS (CASH BETTING) LIMITED (1) (2)	15 years from 24/06/2009 until 23/06/2024 on a full repairing and insuring lease	£19,045	24/06/2019	
First	Residential	Two Bedroom Flat					
Total Commercial Area					105.4 sq m (1,134 sq ft)	£19,045	

- (1) For the year ending 26th September 2015, Done Brothers (Cash Betting) Limited reported a turnover of £320,065,000, pre-tax profits of £29,293,000 and a total net worth of £23,115,000 (Source: Experian Group 20/02/2017).
- (2) The lease has been assigned from Coral Estates Limited. Coral Estates Limited, guaranteed by Coral Racing Limited, remain liable by way of an Authorised Guarantee Agreement. For the year ending 26th September 2015, Coral Estates Limited reported a turnover of £20,311,000, pre-tax profits of £2,496,000 and a total net worth of £25,719,000 (Source: Experian Group 20/02/2017).



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