



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Workshop & Reception/ Ancillary	465.81 sq m (5,014 sq ft)	KWIK-FIT PROPERTIES LIMITED guaranteed by Kwik-Fit Holdings Limited (1)	30 years from 22/12/1997 until 21/12/2027 on a full repairing and insuring lease	£59,122.97	22/12/2017 22/12/2022
Total		465.81 sq m (5,014 sq ft)			£59,122.97	

(1) Kwik Fit are experts in automotive repair including tyres, MOT testing, car servicing, exhausts, brakes, and air-con. They are the leading fast-fit supplier of tyres in the country and carry stocks of over 600,000 products in over 600 centres (Source: www.kwikfit.com). For the year ending 31 March 2017, Kwik-Fit Holdings Limited reported a total net worth of £28,550,000 (Source: Experian Group - 28/02/2018).

Key Details

- Entirely let to Kwik-Fit Properties Limited (guaranteed by Kwik-Fit Holdings Limited) until 2027 (no breaks)
- Popular Essex commuter town
- Within 5 minutes walk of Braintree Rail Station and Braintree town centre
- Future development potential (subject to consents)

Location

Miles: 11 miles north-east of Chelmsford
 15 miles west of Colchester
 40 miles north-east of Central London

Roads: A12, A120, A131

Rail: Braintree Railway Station

Air: London Stansted Airport

Situation

Braintree is a popular Central London commuter town in Essex. The property occupies a prominent position on South Street, close to its junction with Station Approach and Fairfield Road, which leads direct to the town centre. Braintree Railway Station, with direct services to London Liverpool Street, is within a 3 minute walk. South Street is a predominantly residential location with other nearby commercial occupiers including the Wagon & Horses public house, Lambert Chapman Accountants and South Street Car Wash.

Description

The property comprises a ground floor tyre depot with ancillary and reception accommodation. The property benefits from roller shutter doors, forecourt parking and an approximate site area of 0.206 acres (0.083 hectares).

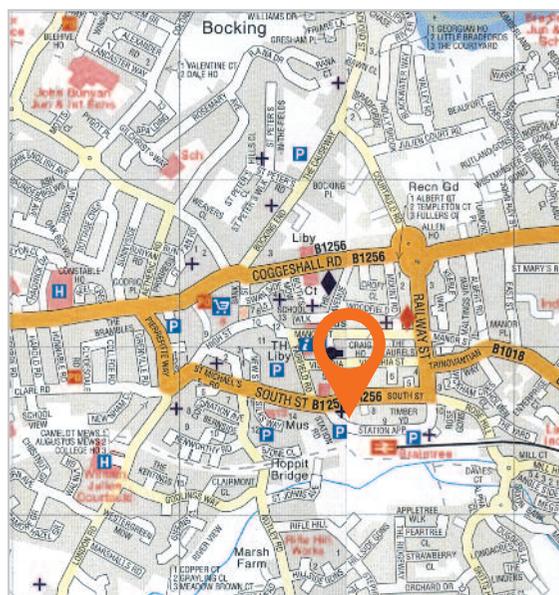
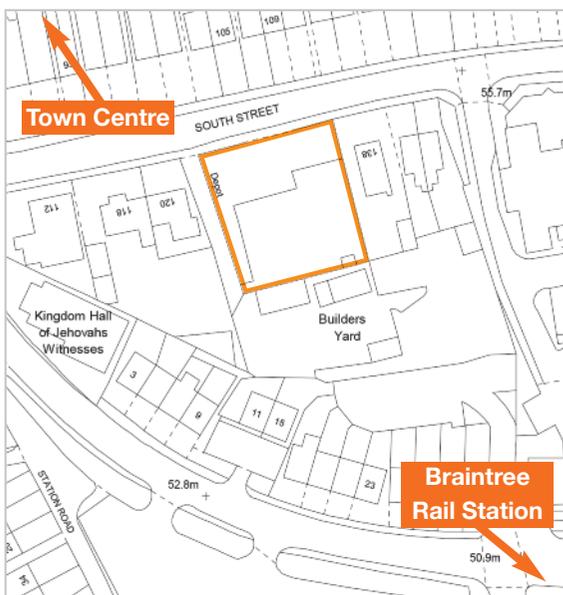
Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion



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