

Lot 5

£24,448 per annum
exclusive (1)

12-18 High Street, Wickford, Essex SS12 9AZ

Freehold Retail Ground Rent Investment



Tenancy and accommodation

Lot 5

£24,448 per annum
exclusive (1)

Key Details

- Let until 2097 (79 years unexpired)
- Rent geared to 35% of occupational rents
- Site area approximately 0.1 hectares (0.25 acres)
- Prominent town centre location
- Neighbouring occupiers include Halifax, Poundland, Greggs, Costa Coffee and Subway

On Behalf of Trustees

Location

Miles: 30 miles east of Central London
10 miles south of Chelmsford

Roads: A130, A127, M25

Rail: Wickford Railway Station

Air: London Stansted Airport
London Southend Airport

Situation

The property is prominently located in the town centre on the east side of High Street, opposite the main entrance to The Willows Shopping Centre with occupiers including Boots, Holland & Barrett and Post Office. The town's main car park is to the rear of the property. Other neighbouring occupiers include Halifax, Poundland, Greggs, Costa Coffee and Subway.

Description

The property comprises a regular and level site of approximately 0.1 hectares (0.25 acres) upon which is a parade of retail units. There is an electricity substation on the site.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

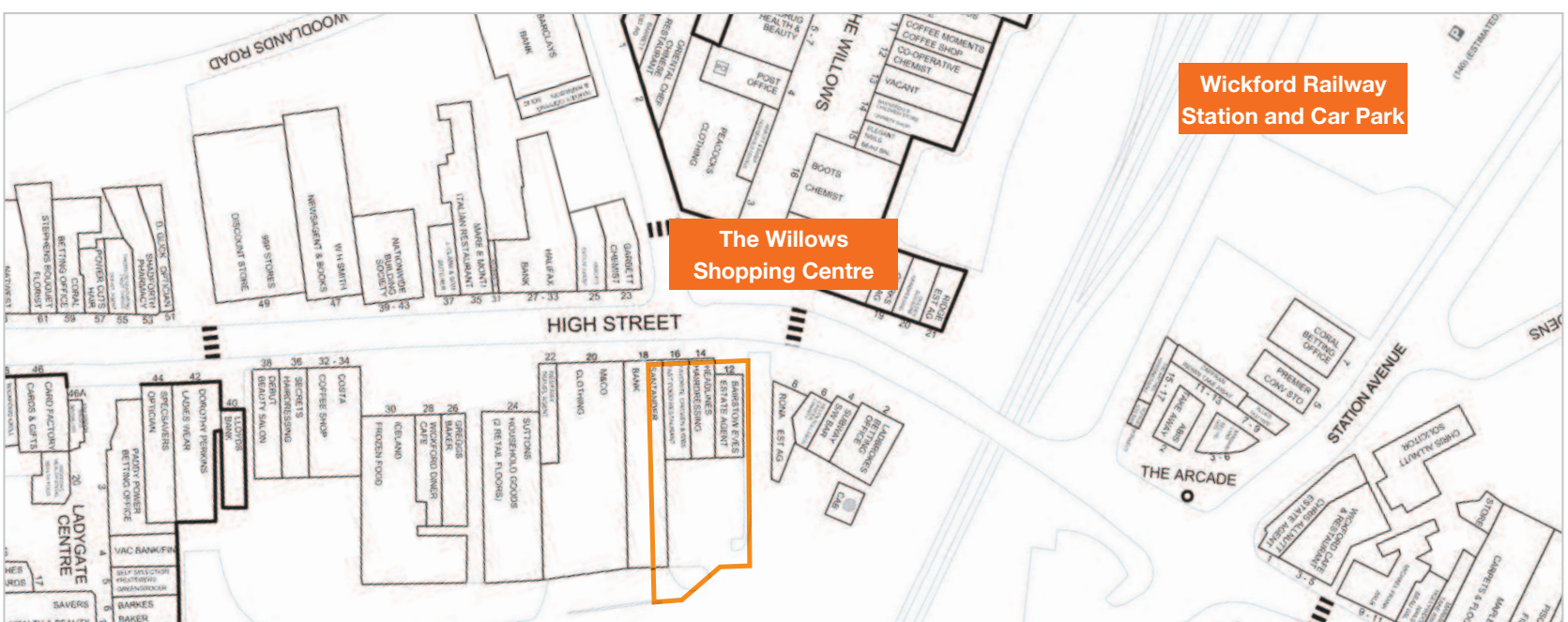
Energy Performance Certificate

Available from the legal pack at acuitus.co.uk.

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
12	Ground	Retail	85.8 sq m	(924 sq ft)	SHEET ANCHOR EVOLVE LIMITED	125 years from 28/03/1972	£24,448	Annually
14	First	Ancillary	17.9 sq m	(193 sq ft)				
16	Ground	Retail	102.7 sq m	(1,105 sq ft)	(2)	until 2097 on a full repairing and insuring lease		
18	First	Ancillary	22 sq m	(237 sq ft)				
20	Ground	Retail	97.5 sq m	(1,049 sq ft)				
	First	Ancillary	21.8 sq m	(235 sq ft)				
	Ground	Banking Hall	265.7 sq m	(2,860 sq ft)				
	First	Ancillary	421.8 sq m	(4,540 sq ft)				
	Ground	Retail	445.9 sq m	(4,750 sq ft)				
Total			1,481.1 sq m	(15,943 sq ft)			£24,448	

(1) Under the terms of the lease, the rent received is geared to a sum equal to 35% of the occupational rents receivable from units 12-20. Part of unit 18 and unit 20 is outside of the freehold being offered for sale, but under the terms of the lease it is included in the calculation of the rent reserved. The total occupational rents received from Quarter 4 2017 to Quarter 3 2018 inclusive was £84,852.32. Please see the legal pack for details.

(2) Sheet Anchor Evolve Limited was incorporated in 2013 and for the year ending 31st December 2017 reported a turnover of £9,208,000, pre-tax profits of £8,008,000 and a total net worth of £15,704,000 (Experian 07/11/2018).



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