

FOR SALE

'E' Class Premises - Vacant Possession Available
With Self Contained One Bedroom Flat

Approx. 570 Sq Ft (52.95 Sq M) N.I.A.

45 KINGS ROAD & 45A KINGS ROAD

Brentwood, Essex, CM14 4RS

Could Suit
Further
Residential
Conversion



- Retail Premises With Basement
- Currently let Producing £13,000 Per Annum Exclusive
- Vacant Possession Available
- Two Allocated Rear Parking Bays

- Vacant Self Contained Apartment
- Minutes from Brentwood Station
- Part Air Conditioned (not tested)
- Close To Brentwood High Street

KEMSLEY LLP
PROPERTY CONSULTANTS

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www.kemsley.com



LOCATION

The premises are situated in a parade of retail units on the northern end of Kings Road (B185), close to its junction with Brentwood High Street. Brentwood is situated 25 miles north-east of London and 12 miles south-west of Chelmsford. The M25 (J28) is approximately two miles from the town centre which has a regular train service to London Liverpool Street (35 minutes).

DESCRIPTION

The Property comprises a mid-terrace property laid out to provide a ground floor retail area with W/C. A separate front door leads to the vacant first floor flat arranged to provide open plan lounge with kitchen area, plus bathroom and bedroom. Two parking spaces are provided to the rear.

ACCOMMODATION

Commercial

Ground Floor	361 Sq. Ft.	(33.5 Sq. M.)
Basement	209 Sq. Ft.	(19.5 Sq. M.)
Total	570 Sq. Ft.	(52.95 Sq. M.)

Residential

One bedroom first floor flat.

We have not inspected the shop and basement. Areas are from the VOA valuation only. Interested parties will need to satisfy themselves as to their accuracy.

TENURE

The premises are available upon a freehold basis, subject to the existing ground floor tenancy. The ground floor and basement is let to Mark David Wagstaff & Raymond Daniel Johnson trading as a tattoo studio, upon a 7 year lease dated 31st January 2013 with a current passing rent of £13,000 per annum exclusive, expiring 30 January 2021. The first floor flat is currently not occupied and therefore provides vacant possession. The ground floor retail unit may also be available with vacant possession, if preferred.

EPC

D-92 – Retail

C-71 – Residential

PRICE

£375,000 exclusive.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

From enquiries made of the Local Authority we are advised the premises has a rateable value of £10,750. Based upon the current Uniform Business Rate we believe the rates payable amount to £5,278.25. The shop tenant is responsible for their business rates payable. Council tax will be payable on the residential flat.

SERVICE CHARGE

A service charge is applicable. Further details on application.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

CONTACT

Strictly by appointment via sole agents:

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