

# South Woodham Ferrers

34-46 Baron Road & 11-23 Heralds Way,  
Essex  
CM3 5TQ

- **Freehold Shop Investment**
- Comprises fourteen town centre shops
- Prosperous commuter town
- Fronts the main town centre car park
- Occupiers close by include Asda Supermarket and Costa Coffee along with Santander, Barclays and NatWest Banks
- Rent Reviews from 2019
- Total Current Rents Reserved

**£160,745 pa**

**SIX WEEK COMPLETION AVAILABLE**



**Tenure**  
Freehold.

**Location**  
South Woodham Ferrers is a popular Essex town, connected to London with a journey time of 50 minutes to Liverpool Street. The property is situated in a thriving mixed use area of the town centre near both St Joseph's Catholic School and William de Ferrers School. Occupiers close by include Asda, NatWest, Santander, Barclays, Subway and Costa Coffee.

## Description

The property is arranged on ground and two upper floors to provide fourteen shop units with a school above which is sold off on a long lease.

## VAT

VAT is applicable to this lot.

## Documents

The legal pack will be available from the website [www.allso.co.uk](http://www.allso.co.uk)

## Energy Performance Certificate

For EPC Rating please see website.

## Buyer's Premium

The Buyer will pay 0.35% +VAT of the purchase price towards the seller's costs.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** Mrs L Hill, Bond Dickinson LLP. Tel: 0191 279 9139 e-mail: [lisamarie.hill@bonddickinson.com](mailto:lisamarie.hill@bonddickinson.com)





No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
11 Heralds Way	Karamel Shoes Ltd (t/a Boo Boutique)	Ground Floor	66.70 sq m	(718 sq ft)	15 years from 27.09.2010 Rent review in 5th year. Tenant break clause 2020	£14,000 p.a.	Rent Review 2020
13 Heralds Way	Studio Silhouettes Ltd (t/a Silhouettes)	Ground Floor	60.70 sq m	(653 sq ft)	10 years from 11.08.2010 Rent review in 5th year	£10,250 p.a.	Rent Review 2020
15 Heralds Way	Mr Xue Lan Lu (t/a Elegant Nails and Beauty)	Ground Floor	58.60 sq m	(631 sq ft)	10 years from 24.05.2017 Rent review in 5th year	£11,225 p.a.	Rent Review 2021
17 Heralds Way	MJ & GJ Waterhouse (t/a Foodland Farm Butchers)	Ground Floor	57.20 sq m	(616 sq ft)	5 years from 23.08.2017 Rent review in 5th year	£12,500 p.a.	Reversion 2022
19 Heralds Way	B J Butterworth (t/a Cards R Us)	Ground Floor	77.20 sq m	(831 sq ft)	10 years from 27.07.2017 Rent Review in 5th year	£12,000 p.a.	Rent Review 2022
21 Heralds Way	Mr M Paine (t/a Coffee Lounge)	Ground Floor	91.70 sq m	(987 sq ft)	10 years from 24.08.2016 Tenant break clause and rent review 2021	£13,000 p.a.	Rent Review 2021
23 Heralds Way	L Charrington (t/a Cheeky Monkeez)	Ground Floor	265.20 sq m	(2,855 sq ft)	10 years from 01.10.2016 Tenant break clause and rent review 2021	£20,000 p.a.	Rent Review 2021
34 Baron Road	Mihai Lonescu (t/a Baron Barbers)	Ground Floor	47.70 sq m	(514 sq ft)	10 years from 18.11.2015 Tenant break clause and rent review 2020	£10,000 p.a.	Rent Review 2020
36 Baron Road	Mr & Mrs AHW Thurston (t/a The Laundrette)	Ground Floor	67.90 sq m	(731 sq ft)	10 years from 15.06.2016 Rent review in 5th year	£10,900 p.a.	Rent Review 2021
38 Baron Road	Mr David Nicholls (t/a Restaurant)	Ground Floor	67.90 sq m	(731 sq ft)	10 years from 09.09.2015 Rent review in 5th year. Tenant break due 09.08.2018	£10,950 p.a.	Rent Review 2020
40/42 Baron Road	Mr A Duffield (t/a Duffield & Duffield Optician)	Ground Floor	109.10 sq m	(1,174 sq ft)	10 years from 15.06.2016 Tenant break clause and rent review 2021	£18,420 p.a.	Rent Review 2021
44 Baron Road	R Townsend/Tracy Cannon (t/a Tracey's)	Ground Floor	50.30 sq m	(541 sq ft)	5 years from 11.01.2014	£7,500 p.a.	Rent Review 2019
46 Baron Road	Mark Taylor, A Davis (t/a Sparkles Sunbeds)	Ground Floor	47.90 sq m	(516 sq ft)	5 years from 01.03.2016 Tenant break clause 2019	£10,000 p.a.	Rent Review 2019
First & Second Floors	William de Ferrers School	First and Second Floors – Sold off			199 years from 01.04.1994	Peppercorn	
NB All leases are full repairing and insuring by way of a service charge		Shop Units Total 1,068.4 sq m (11,500 sq ft)			Total £160,745 p.a.		