

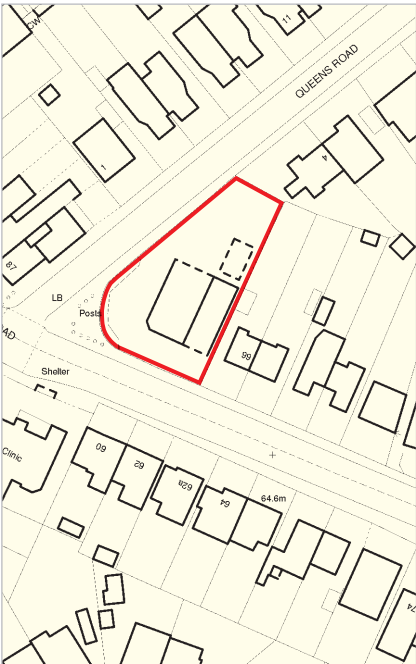
# Rayleigh

## 89 Eastwood Road

### Essex

### SS6 7LA

- **Freehold Multi-let Motor Trade Investment**
- Prominent corner plot site comprising a car wash, MOT test centre and tyre fitting unit
- Three modern units totalling 271.85 sq m (2,926 sq ft)
- Site area of 0.098 hectares (0.24 acres)
- RPI linked Rent Reviews in 2019 and 2021
- Total Current Rents Reserved **£75,500 pa**



#### Tenure

Freehold.

#### Location

Rayleigh, with a population of some 30,000, is a prosperous Essex town located some 40 miles east of London and 5 miles east of Basildon. The town is served by the A127 London/Southend arterial road, which also links with the M25 Motorway.

The property is situated on a prominent corner site fronting Eastwood Road (A1015) at its junction with Queens Road. Surrounding buildings are predominantly residential.

#### Description

The property is arranged on ground floor only to provide three industrial units comprising a tyre fitting unit, car wash and MOT test centre with inspection pit. The MOT test centre is currently being fitted out for occupation. Externally, parking is provided and the site can be accessed via Eastwood Road and Queens Road.

#### VAT

VAT is not applicable to this lot.

#### Documents

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

#### Energy Performance Certificate

For EPC Ratings please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Car Wash	Mr K Halilaj (t/a James Hand Car Wash)	Ground Floor 79.25 sq m (853 sq ft)	15 years from 06.03.2014 (1) RPI linked Rent Review every 5 years FR & I	£27,000 p.a.	Rent Review 2019
MOT Centre	Mr A Yesildag (t/a Rayleigh MOT Centre)	Ground Floor 135.00 sq m (1,453 sq ft)	20 years from completion Rent Review every 5 years FR & I	£30,000 p.a. (2)	Rent Review 2021
Tyre Fitting Unit	Pitstop Rayleigh Limited (t/a Rayleigh Tyre Centre)	Ground Floor 57.60 sq m (620 sq ft) Total 271.85 sq m (2,926 sq ft)	15 years from 11.05.2016 RPI linked Rent Review every 5th year FR & I	£18,500 p.a.	Rent Review 2021

(1) Subject to a tenant's break option at the fifth and tenth anniversary.  
(2) The initial rent is £20,000 per annum for the first 12 months and then rises to £30,000 per annum. The seller will top up the rent from completion to the commencement of the fixed uplift.

**Total £75,500 p.a.**

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

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