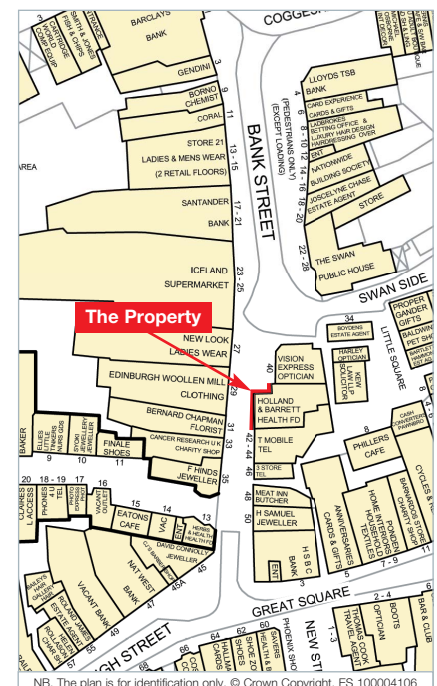


Braintree

40 Bank Street Essex CM7 1UR

- **Attractive Grade II Listed Freehold Shop Investment**
- Let to Holland & Barrett Retail Ltd
- Town centre location
- Lease expires 2023 (1)
- Recently refurbished
- No VAT applicable
- Rent Review 16th July 2013
- Current Rent Reserved
£57,500 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure
Freehold.

Location

Braintree is a market town, with an estimated retail catchment in excess of 80,000, located 11 miles north-east of Chelmsford and 18 miles west of Colchester. Braintree is served by the A120, which runs east to the M11 and west to the A12 and the A13 which links with the A12 via the A130 south. Both the M11 and A12 connect Braintree with London approximately 40 miles away. Stansted Airport lies 14 miles west of Braintree and the town benefits from regular rail services running to London Liverpool Street.

The property is situated on the eastern side of Bank Street close to the junction with Swan Side and an entrance to George Yard Shopping Centre. Occupiers close by include Vision Express and T-Mobile adjacent with branches of New Look, Iceland and EWM opposite. Branches of HSBC, Santander, Boots Opticians, Hinds Jewellers and Boots are close by.

Description

This Grade II Listed property is arranged on ground and two upper floors to provide a recently refurbished ground floor shop with staff and storage accommodation to the rear. NB. There is no access to the upper floors.

The property provides the following accommodation and dimensions:			
Gross Frontage	7.90 m	(25' 11")	
Net Frontage	7.30 m	(23' 11")	
Return Frontage	3.10 m	(10' 2")	
Shop Depth	16.76 m	(55' 0")	
Built Depth	21.70 m	(56' 2")	

Ground Floor Sales	135.64 sq m	(1,460 sq ft)
Ground Floor Staff	3.71 sq m	(40 sq ft)
First/Second Floor – Void		

Tenancy

The entire property is at present let to HOLLAND & BARRETT RETAIL LTD for a term of 15 years from 16th July 2008 at a current rent of £57,500 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. (1) There is a tenant's option to determine at the end of the tenth year.

Tenant Information

No. of Branches: 560.

Website Address: www.hollandandbarrett.com

For the year ended 30th September 2009, Holland & Barrett Retail Ltd reported a turnover of £249.645m, a pre-tax profit of £41.161m and a net worth of £93.441m. (Source: riskdisk.com 01.11.2010.)

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk