

Maldon

70A High Street

Essex

CM9 5ET

- Well Located and Attractive Freehold Shop Investment
 - Let to W H Smith Retail Holdings Limited
 - Lease expires 2021
 - Rent Review 2016
 - VAT is not applicable
 - Current Rent Reserved
- £61,000 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Maldon is an attractive town with a resident population of some 14,000 with a much larger catchment area, located approximately 40 miles north-east of London, 10 miles east of Chelmsford and 18 miles south-west of Colchester. The town is served by the A414 which provides access to the A12 dual carriageway some 8 miles to the west.
The property is situated on the south side of High Street, the principal retail thoroughfare.
Occupiers close by include Iceland, Superdrug, Boots, Poundstretcher, Costa, Prezzo, Lloyds, HSBC and Barclays banks and Marks & Spencer Foods.

Description
The ground floor provides sales whilst the first floor comprises ancillary storage, office, WCs and staff room accommodation. There may be a basement but this is not demised to W H Smith and purchasers are deemed to have made their own enquiries in this regard. The property has a goods lift and benefits from the use of a rear car park and loading area.

The property provides the following accommodation and dimensions:

Gross Frontage	9.95 m	(32' 7")
Net Frontage	9.40 m	(30' 10")
Shop Depth (max)	35.85 m	(117' 7")
Built Depth (max)	39.35 m	(129' 1")
First Floor Ancillary	286.25 sq m	(3,081 sq ft)
Corridor, Goods Lift and WCs		

Tenancy
The property is at present let to W H SMITH RETAIL HOLDINGS LIMITED for a term of 10 years from 11th July 2011 at a current rent of £61,000 per annum, exclusive of rates. The lease provides for a rent review at the fifth year of the term and contains full repairing and insuring covenants.

Tenant Information
W H Smith have over 550 High Street stores and 440 travel outlets at airports, rail stations, etc. (Source: www.whsmith.co.uk)
For the year ended 31st August 2011, W H Smith reported a turnover of £180.189m, a pre-tax profit of £180.646m, shareholders' funds of £442.012m and a net worth of £442.012m. (Source: riskdisk.com 16.04.2012)

VAT
VAT is not applicable to this lot.

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

Viewings
Viewings are by appointment only, please e-mail your request with full contact details to viewings@allstop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 67 Maldon.**

