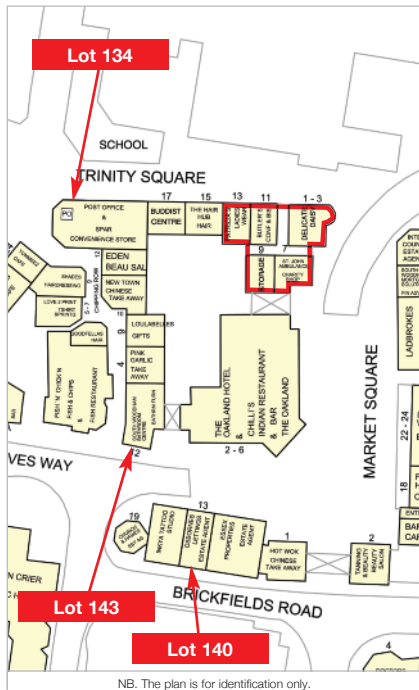


# **South Woodham Ferrers** **Trinity Square** **(1-13 odd)** **Chelmsford** **Essex** **CM3 5JX**

- **Freehold Shop, Office and Residential Investment**
- Comprises five retail units, a residential flat and offices above
- Part let to The Oakland Hotel (SWF) Ltd until 2083 (1)
- Town centre location
- Total Current Rents Reserved  
**£67,530 pa**

**SIX WEEK COMPLETION AVAILABLE**



NB. The plan is for identification only.

## **Tenure**

Freehold.

## **Location**

South Woodham Ferrers is located midway between Southend-on-Sea and Chelmsford on the A132, some 35 miles east of Central London. The M25 Motorway (Junction 29) is some 16 miles to the west, accessible by the A127.

The property is located to the west of Ferrers Road, just off Trinity Row. It is within 1 mile of South Woodham Ferrers Rail Station with regular services to London Liverpool Street (50 minutes).

Occupiers close by include an Asda superstore, Domino's Pizza, McDonald's, Ladbrokes, The Oakland Hotel and Santander, amongst others.

## **Description**

The property is arranged on ground and two upper floors to provide five ground floor retail units, with offices and a residential flat above.

## **VAT**

VAT is 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.

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** Ms E Willatts, Hamlins LLP. Tel: 0207 355 6000 e-mail: [ewillatts@hamlins.co.uk](mailto:ewillatts@hamlins.co.uk)





No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
1 Unit A	Ramsden Recruitment Limited	First Floor 53.97 sq m (581 sq ft)	2 years from 10.03.2017 FR & I	£7,000 p.a.	Reversion 2019
1 Unit B	Yee Wing Yip	First Floor 66.42 sq m (715 sq ft)	2 years from 01.07.2017 FR & I	£9,000 p.a.	Reversion 2019
3 Second Floor	Element Creative Limited	Ground Floor 44.59 sq m (480 sq ft)	3 years from 18.01.2016 FR & I	£6,000 p.a.	Reversion 2019
3 Office 3B Second Floor Rear	Vacant	Second Floor 86.39 sq m (930 sq ft)			
5	Silvia Antonuccio	Ground Floor 55.00 sq m (592 sq ft)	4 years from 22.09.2017 FR & I	£8,000 p.a.	Reversion 2021
7 Ground and First Floor	St Johns Ambulance	Ground Floor 33.72 sq m (363 sq ft) First Floor 55.46 sq m (597 sq ft)	10 years from 04.08.2003 IR & I	£6,100 p.a.	Holding over
9 Ground Floor	Beverley Perry	Ground Floor 33.72 sq m (363 sq ft)	5 years from 21.11.2014 FR & I	£2,880 p.a.	Reversion 2019
9 Flat A First Floor	Individuals	Flat	12 month Assured Shorthold Tenancy from 31.08.2017	£7,800 p.a.	Holding over
9 Second Floor	The Oakland Hotel (SWF) Ltd	Second Floor 121.98 sq m (1,313 sq ft)	A term of years from 07.08.1998 expiring 31.12.2083 (1) Rent review 06.08.2016 and every fifth year thereafter FR & I	£8,000 p.a.	Rent Review 2021
11	Lorraine Price (t/a Butlers)	Second Floor 40 sq m (431 sq ft)	5 years from 25.03.2014 FR & I	£6,500 p.a.	Reversion 2019
13	Jigna Suthakarn	Ground Floor 43.01 sq m (463 sq ft)	5 years from 01.02.2017 FR & I	£6,250 p.a.	Reversion 2022

(1) Tenant break option on 31.08.2018 (not actioned) and every fifteenth year of the term thereafter.  
NB. Buyers will pay 1.5% of the purchase price plus VAT towards the Vendor's costs, plus the cost of searches.  
NB. Not inspected by Allsop. Areas provided by the Vendor.

**Total £67,530 p.a.**