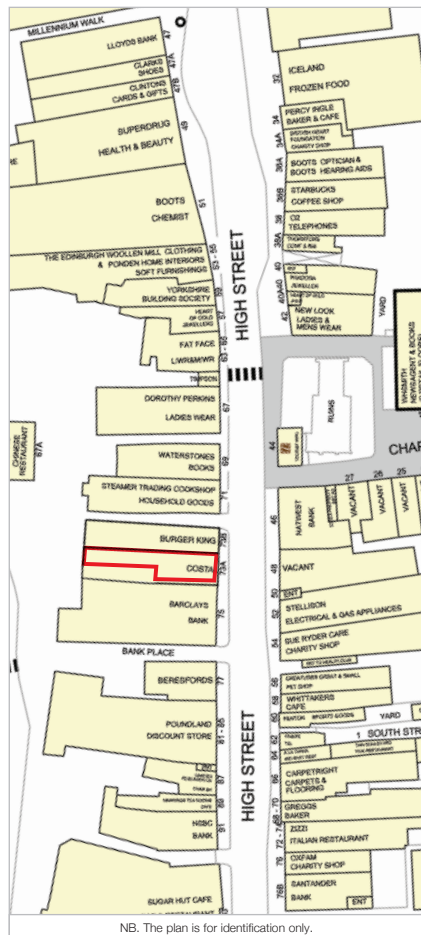


**Brentwood**  
**73A High Street**  
**Essex**  
**CM14 4AW**

- **Well Located Virtual Freehold Café Investment**
- Let to Costa Limited until 2028 (no breaks)
- Dual frontages (1)
- Town centre location
- Nearby occupiers include Barclays, Burger King and Waterstones
- Tenant recently fitted out
- Crossrail to serve Brentwood Rail Station from 2019
- Current Rent Reserved

**£75,000 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



NB. The plan is for identification only.



## Tenure

Long Leasehold. Held for a term of approximately 996 years from completion at a ground rent of a peppercorn.

## Location

Brentwood, with a population of some 79,000, is a popular South Essex town, located approximately 18 miles north-east of Central London and 11 miles south-west of Chelmsford. The town is situated to the south-east of the A12, which links to Junction 28 of the M25 Motorway approximately 1 mile away. Brentwood Rail Station provides regular services to London (Liverpool Street, fastest time 29 minutes) and is being improved to facilitate the new Crossrail services, which start in 2019 ([www.crossrail.co.uk](http://www.crossrail.co.uk)).

The property is situated on the north side of Brentwood High Street, between its junctions with Bank Place and Millennium Walk. Occupiers close by include NatWest (opposite), Barclays Bank (adjacent), Burger King (adjacent), Waterstones, Dorothy Perkins, Fat Face, New Look, Boots, WH Smith, Superdrug, Marks & Spencer, Iceland, Starbucks, Greggs, Zizzi, HSBC and The Slug and Lettuce, amongst others.

### Description

The property is arranged on ground floor only to provide a shop with dual frontages which has recently been fitted out as a coffee shop. The property forms part of a larger building, the remainder of which does not form part of the sale.

The property provides the following accommodation and dimensions:

Gross Frontage	7.10 m	(23' 4")
Net Frontage	6.15 m	(20' 2")
Shop Depth	38.25 m	(125' 6")
Built Depth	38.60 m	(126' 8")
Ground Floor	185.0 sq m	(1,991 sq ft)

## Tenancy

The property is at present let to COSTA LIMITED for a term of 10 years from 23rd April 2018 at a current rent of £75,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

## Tenant Information

For the year ended 2nd March 2017, Costa Limited reported a turnover of £886.366m, a pre-tax profit of £103.387m, shareholders' funds of £628.991m and a net worth of £616.894m.

(Source: Experian 10.08.2018.)

Whitbread plc has entered into an agreement for the sale of Costa Limited, one of the world's leading coffee brands, to The Coca Cola Company for £3.9bn. The transaction is expected to complete in the first half of 2019. Website Address: [www.whitbread.co.uk](http://www.whitbread.co.uk)

## VAT

VAT is applicable to this lot.

## Documents

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

## Energy Performance Certificate

EPC Rating 50 Band B (Copy available on website).

## William Hunter Way Car Park Redevelopment (1)

The William Hunter Way car park site is located to the rear of the subject property and has been highlighted in the Local Plan Preferred Sites (Jan 2018) for a mixed use redevelopment to include 179-300 new dwellings. In the past this Council owned site, which extends to 1.2 hectares (3.21 acres), has attracted interest from cinema operators and national supermarkets.

The property being offered for sale has been designed in line with the Council's recommendation and vision to provide frontages to both High Street and William Hunter Way, in order to link with and benefit from any future development.

### Please Note

The adjacent unit has recently been let to Burger King who have agreed a new 20 year lease (no breaks). The tenant is currently fitting out and is opening in December 2018. More information is available from the Auctioneers.



