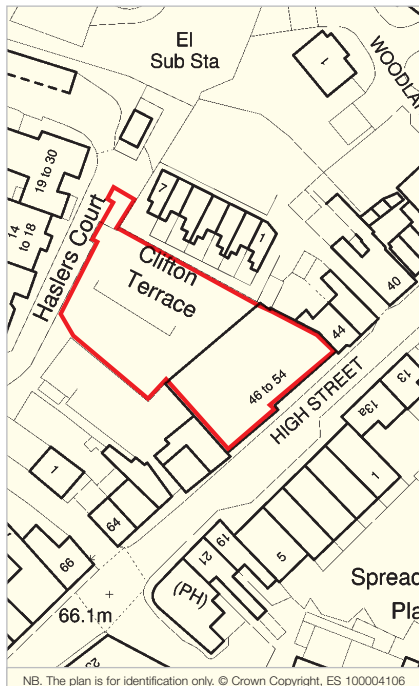


Ingatestone 46/54 High Street Essex CM4 9DW

- **Attractive Freehold Shop and Office Investment**
- Let to Budgens and a firm of accountants
- Leases expire from 2021
- Town centre position
- Budgens Rent Review 2016
- Total Current Rents Reserved

£135,500 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure
Freehold.

Location

Ingatestone is an attractive town located on the A12, 8 miles south-west of Chelmsford and 18 miles north-east of Central London. The town benefits from excellent road communications from the A12 dual carriageway which gives access to Junction 28 of the M25 motorway. The area benefits from regular rail services to Liverpool Street Station with a travelling time of some 32 minutes. The property is situated fronting the High Street, close to its junction with Fryerning Lane. Occupiers close by include The Co-Operative Food retailer (opposite), Jennings Bookmakers, Barclays Bank and a range of local retailers.

Description

The property is arranged on basement, ground and two upper floors to provide a supermarket on the ground floor (which has recently been refitted by the tenant) and ancillary/staff accommodation to the basement, with two floors of self-contained office accommodation on the floors above. There is a car park to the rear for approximately 25 vehicles, access to which is via Fryerning Lane.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

Copies of EPC's available on website.

Floor	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground	Budgens Stores Limited	Gross Frontage	31.7 m	(104' 0")	16 years from 17.03.2006 Rent review every 5th year FR & I	£73,000 p.a.	Review March 2016
		Net Frontage	25.0 m	(82' 0")			
		Shop & Built Depth	18.3 m	(60' 0")			
		Basement	223.4 sq m	(2,405 sq ft)			
		Ground Floor	436.1 sq m	(4,695 sq ft)			
First & Second	Taylor Viney & Marlow (www.taylorvineymarlow-ingatestone.co.uk)	First Floor	315.9 sq m	(3,400 sq ft)	10 years from 25.12.2012 Rent review every 5th year FR & I	£62,500 p.a.	Rent Review 2017
		Second Floor	273.6 sq m	(2,945 sq ft)			

(1) Budgens is believed to be one of the oldest supermarket branches in Great Britain. In 2002, Budgens became part of the Musgrave Group and it currently has over 180 stores. (Source: Budgens website)

Total £135,500 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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