01277 201300

Mass & Co
Chartered Surveyors and Property Consultants
25 High Street, Brentwood, Essex. CM14 4RG
www.massandco.com

FOR SALE FREEHOLD - HIGH STREET RETAIL & RESIDENTIAL INVESTMENT

21 HIGH STREET, INGATESTONE, ESSEX CM4 9DU

MASSANDCO.COM

LOCATION - The premises are situated on the east side of Ingatestone High Street close to its junction with Stock Lane. Neighbouring notable retailers include The Co – Operative and Jennings Bookmaker as well as a number of local retailers and food & beverage operators. Ingatestone is small town with a population of approx. 5,000 lying approx. 5 miles north east of Brentwood and 6.3 miles south west of Chelmsford. The A12 in both northern and southern directions is within a short distance drive of the High Street and Ingatestone Station which has a service to London's Liverpool Street is within 10 minutes' walk.

DESCRIPTION - The property comprises the freehold of a ground floor retail premises plus stores and cold rooms currently trading as Galvin Family Butchers together with three flats situated over ground first and second floors producing a total income of £34,476 per annum exclusive.

Address	Accommodation (NIA)	Tenant	Lease	Rent per annum exclusive	EPC
21 High Street	Sales area 205 sqft (19 sqm) Kitchen/store 48 sqft (4 sqm) Rear store 141 sqft (13 sqm) Freezer room 89 sqft (8 sqm) Kitchen 55 sqft (5 sqm)	Steven Galvin	5 years from 1st October 2016	£10,800	D93
Flat 21a	2 bed flat	n/a	AST expiring Sep 2019	£875 per month	G1
Flat 21b	1 bed flat	n/a	AST expiring Oct 2019	£499 per month	G23
Flat 21c	1 bed flat	n/a	AST expiring Jun 2019	£599 per month	G8

VAT - The property is not elected for VAT.

TENURE - The property is to be sold freehold with the benefit of the above tenancies. **Price Offer in excess of £600,000 subject to contract.**

LEGAL COSTS - Each party to bear their own legal costs

FURTHER INFORMATION - For further information please contact sole selling agent:

Mass & Co – 01277 201300 - Mark Mannering – mark.mannering@massandco.com