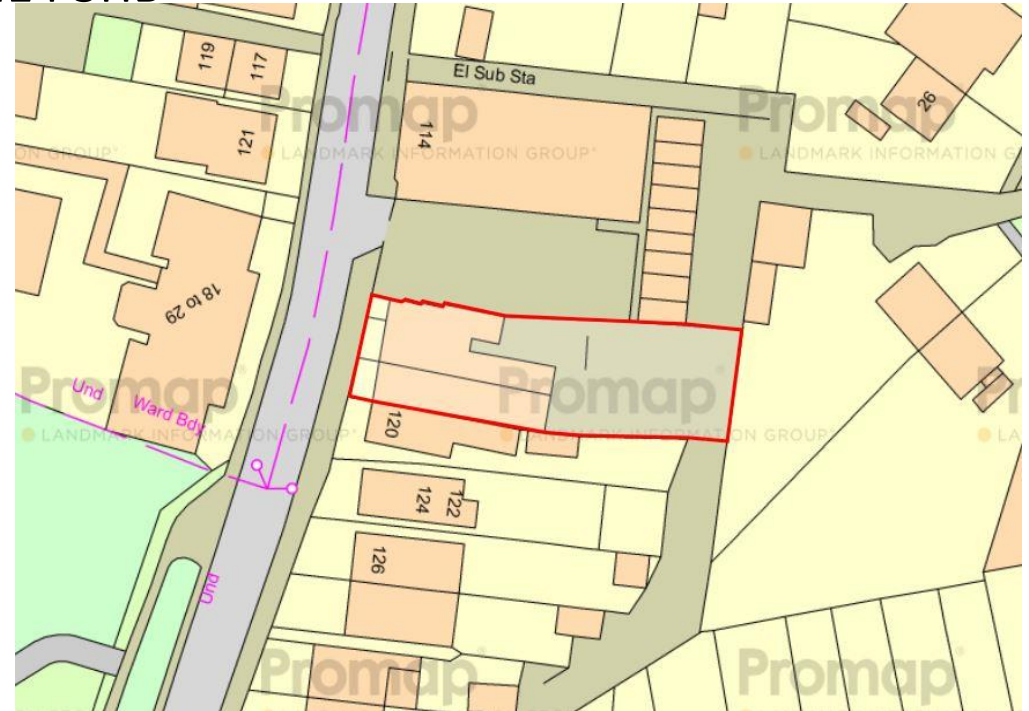


FOR SALE FREEHOLD – MIXED USE INVESTMENT WITH DEVELOPMENT POTENTIAL

116-118 WARLEY HILL, BRENTWOOD, ESSEX CM14 5HB



LOCATION - The premises are situated on Warley Hill which is located 0.4 miles to the south of Brentwood Railway Station. Brentwood Railway Station enjoys direct links to London Liverpool Street. Brentwood High Street is located 0.8 miles north of the property. Nearby retailers include Tesco Express.

DESCRIPTION - The property comprises the freehold of ground floor retail unit, two refurbished one bedroom flats and land to the rear and adjacent to the premises. The total site is approximately 0.13 acres

The premises is producing a current total income of £59,760 per annum as scheduled below.

Address	Accommodation (NIA)	Tenant	Lease	Rent per annum exclusive
116-118 Warley Hill	1840 sq.ft	Brentwood Flooring	5 years from July 2015	£16,000
Land adjacent and to the rear of 116/118 Warley Hill	Approx. 300 sq.m	Tesco Stores Limited	20 years from 2014 subject to mutual break in 2024	£20,000 subject to annual RPI increases and Rent Review in September 2020
118A Warley Hill	First Floor 1 Bedroom Flat	n/a	AST expiring August 2020	£10,200
116A Warley Hill	First Floor 1 Bedroom Flat	n/a	Holding over	£7,800
116B Warley Hill	First Floor 1 Bedroom Flat	n/a	Holding over	£5,760

VAT - The property is elected for VAT.

TENURE - The property is to be sold freehold with the benefit of the above tenancies.

Price - **£1.2M 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 or Zaman Sheikh – zaman@massandco.com