

FOR SALE FREEHOLD – D1 AND OFFICE INVESTMENT

SOVEREIGN HOUSE, 153 HIGH STREET, BRENTWOOD, ESSEX CM14 4SD



LOCATION

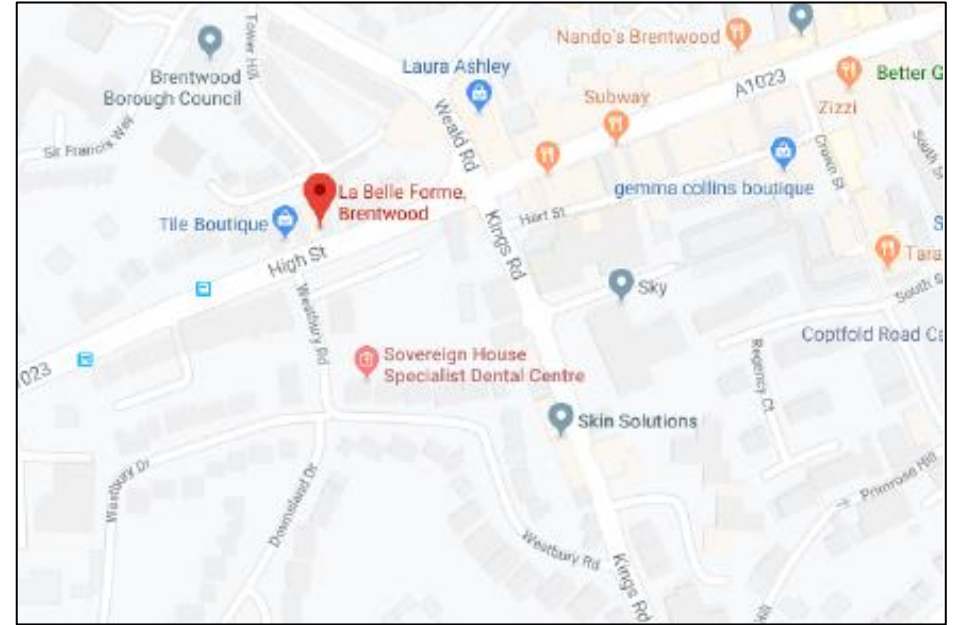
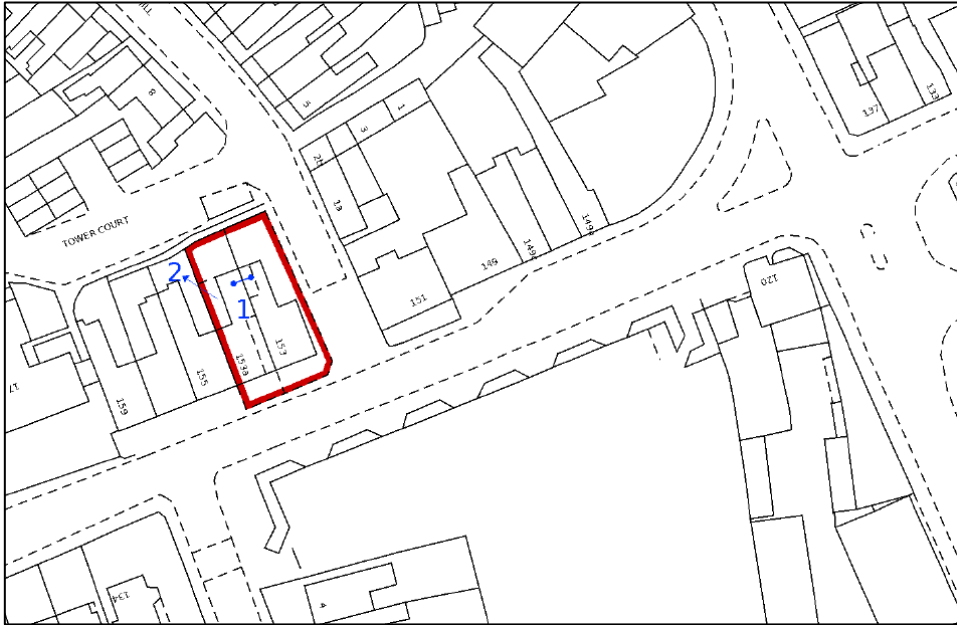
The premises are situated on the north side of High Street (A1023) Brentwood, 100 metres west of its junction with Weald Road/Kings Road. Brentwood Railway Station (which will comprise part of Crossrail) lies approximately 650m to the south.

DESCRIPTION

A two storey former Victorian residential building currently arranged to provide two ground floor offices and first floor dental surgery. There are 9 parking spaces to the rear of the building accessed from Tower Hill. The building is let on three leases producing a total gross annual income of £58,000

ADDRESS	SQ.FT	TENANT	LEASE	ANNUAL RENT	EPC
Ground Floor Suite A	720	The Skin Clinic (Brentwood) Limited t/a La Belle Forme (Co.No.8059770)	10 years from 2 August 2012. Tenant's internal repairing terms with obligation to contribute 25.0% of the service costs relating to maintenance of the common parts, service media, lighting, cleaning and repair. In addition the tenant pays a monthly service charge of £40.00. Security of Tenure Provisions of Landlord & Tenant Act 1954 are excluded. The landlord is to use all reasonable endeavours to procure, at its expense, two parking spaces, in the Local Authority car park opposite the building.	£13,000	C65
Ground Floor Suite B	706	Net Digitizing UK Limited (Co.No.07983525)	5 years from 8 August 2018. Tenant's internal repairing terms with obligation to contribute 25.0% of the service costs relating to maintenance of the common parts, service media, lighting, cleaning and repair. In addition the tenant pays a monthly service charge of £40.00. Mutual break option 7 August 2021. Security of Tenure Provisions of Landlord & Tenant Act 1954 are excluded. The landlord is to use all reasonable endeavours to procure, at its expense, two parking spaces in the Local Authority car park opposite the building.	£13,000	D100
First Floor	1,279	Dentex Clinical Limited (Co.No.115132275)	15 years from 25 November 2019. Tenant's internal repairing terms subject to a schedule of condition. Five yearly upward only rent reviews. Tenant break option 25 November 2029. Service charge £960.00 per annum subject to annual RPI increases. The demise includes all of the external parking areas.	£32,000	D95
TOTAL				£58,000	

Mass & Co give notice that these particulars are set out as a general outline only for the guidance of intending purchasers or tenants, are correct to the best of our knowledge and do not constitute any offer or form of contract. Any figures quoted may be subject to VAT in addition. No warranty is implied in relation to electrical, mechanical or other equipment.



VAT

The property is not elected for VAT.

TENURE

The property is to be sold with the benefit of the leases described above. **Price offers in excess of £825,000 subject to contract.**

LEGAL COSTS

Each party to bear their own legal costs

FURTHER INFORMATION

For further information please contact selling agent:

Mass & Co – 01277 201300 - Mark Burton BSc FRICS – mark@massandco.com

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