

**FOR SALE**

Part Income Producing Town  
Centre Retail Premises

Approx. 1,258 Sq Ft (116 Sq M) N.I.A.

**14/16 CROWN STREET**

Brentwood, Essex, CM14 4BA

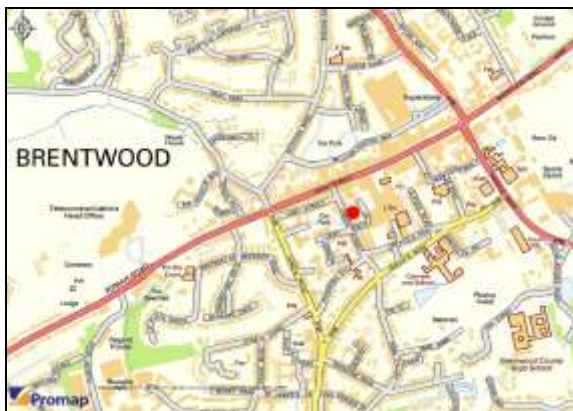


**KEMSLEY** LLP  
PROPERTY CONSULTANTS

**01268 532425**

[www.kemsley.com](http://www.kemsley.com)

**Kemsley LLP** The Capricorn Centre, Cranes Farm Road, Basildon, SS14 3JA



### LOCATION

Crown Street is located just off of Brentwood High Street and close to both the multi-storey and Chatham Way car park. Brentwood is situated 25 miles north east of London and 12 miles south west of Chelmsford. The M25 (Junction 28) is approximately 2 miles from the town centre. There is also a regular train service to London Liverpool Street (35 minutes).

### DESCRIPTION

The property comprises an end terrace two-storey property laid out to provide a ground floor retail area with kitchen & WC, with the first floor having a separate entrance and currently laid out as a number of treatment rooms off of a reception plus WC facility.

### ACCOMMODATION

Ground Floor Retail Area	462 Sq Ft	(43 Sq M)
Ground Floor stores and kitchen	209 Sq Ft	(19 Sq M)
First Floor	<b>671 Sq Ft</b>	<b>(62 Sq M)</b>
First Floor	587 Sq Ft	(54 Sq M)
<b>TOTAL</b>	<b>1,258 Sq Ft</b>	<b>(116 Sq M)</b>

*The above areas are approximate and have been measured on a net internal basis.*

### TENURE

The premises are available upon a freehold basis, subject to the existing first floor tenancy. The first floor is let to Ms Williams & Ms Gilbey, trading as a chiropody clinic, upon a 10 year lease commencing 25th June 2011, expiring 24th June 2021, with a 5 year rent review.

The rent increases £600 per annum over the next 5 years of the lease increasing from the current rent of £7,800 per annum exclusive to £10,200 per annum exclusive in the last 6 months of the lease.

The ground floor is vacant. Ms Williams & Ms Gilbey have expressed interest in taking a new lease on the ground floor allowing the buyer to have vacant possession of the upper parts.

### EPC

Ground floor: E-103.  
First floor: G-153.

### PRICE

£375,000 exclusive.

### VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

### BUSINESS RATES

Ground floor rateable value £9,800.  
First floor rateable value £7,100.

The first floor Tenant is responsible for their business rates payable.

### LEGAL FEES

Each party to bear their own legal costs incurred.

### CONSUMER PROTECTION REGULATIONS

It is recommended that applicants seek independent professional advice in relation to the acquisition of this property. Further information is available from the Useful Links page on our website.

### CONTACT

Strictly by appointment via sole agents:

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