

250 HUTTON ROAD, SHENFIELD, ESSEX, CM15 8PA

FOR SALE FREEHOLD (MAY LEASE) - GROUND FLOOR COMMERCIAL UNIT + 2 BED FLAT - INVESTMENT OPPORTUNITY

894 sq.ft (83.06 m²)



Location

The property is situated at the very eastern end of Hutton Road opposite Shenfield Station. Hutton Road is the main shopping parade for Shenfield which consists of an array of eateries, bars, estate agents and hair & beauty salons. National retailers nearby include Tesco Express, Co-Op, Costa Coffee and Barclays Bank. Adjoining the property is a pay & display car park.

Shenfield is an affluent commuter suburb of Brentwood with Shenfield Station being part of Crossrail providing a direct service into London's Liverpool Street.

Accommodation

The property comprises a ground floor retail/commercial unit plus a 2 bed flat over two upper floors. The ground floor has two allocated parking spaces and the flat having one situated in the rear parking area which provides access to both the flat and the shop.

Ground Floor Sales	710 sq.ft (65.96 m ²)
Ground Floor Ancillary	184 sq.ft (17.09 m ²)
First & Second Floors	2 x Bed Flat

Terms

The property is available freehold with vacant possession. The flat however is currently tenanted on an AST and the tenant will continue on this basis if desired. The current rental income from the flat is £1,200 per month.

Alternatively the ground floor retail space is available to rent on new lease terms to be agreed. Details upon request.

Price

£700,000 Subject to Contract

Service Charge

The property is subject to an annual service charge for the maintenance and upkeep of the rear car park and common parts. The current service charge cost is £1,800 which includes the building insurance.

Rates

Ground Floor Rateable Value	£22,250
UBR (2020/2021)	£0.499
Rates Payable	£11,102
Flat	Council Tax Band - B

Energy Performance Asset Rating

EPC Awaited

Legal Costs

Each party to bear their own

VAT

The sale price is not subject to VAT

Viewing & Further Information

Contact sole selling agents, Mass & Co;

Mark Mannering - mark.mannering@massandco.com

