

FOR SALE

**£360,000
Freehold**

**Self-Contained Shop with 2-Bed First Floor Flat
Opportunity for Investor or Owner Occupier
Busy Parade in Kelvedon High Street**



**227-235 HIGH STREET
KELVEDON, ESSEX CO5 9JD**

NP NICHOLAS
PERCIVAL
COMMERCIAL

MIXED INVESTMENT OPPORTUNITY FOR SALE

Ground Floor Retail Unit with Two Bedroom First Floor Flat

- 0.2 miles from Kelvedon Train Station and approx. 1 mile from the A12 both northbound at Junction 24 and southbound at Junction 23.
- Mixed Investment Opportunity - ground floor shop and self-contained first floor flat, separately let.
- Current Passing Rent, £16,800 per annum exclusive.
- Commercial Tenant has given notice to break the lease in April 2023.

LOCATION & SITUATION

The property is situated along the busy Kelvedon High Street, approximately 0.2 miles from Kelvedon Train Station; a mainline station providing frequent services to London Liverpool Street with a journey time of approximately 55 minutes.

Kelvedon is a popular village adjacent to the A12 dual carriageway between Colchester (10 miles to the northeast) and Chelmsford (15 miles to the southwest), offering excellent road communications to London, the M25 and the East Coast Ports of Harwich and Felixstowe.

The property is situated within a parade of retail shops along Kelvedon High Street at its junction with Station Road.

Notable occupiers within the parade include The One Stop Convenience Store, Riverside Estates, Janet C Davies Funeral Directors and China Garden Chinese Takeaway.





DESCRIPTION

The property was constructed in the 1960's of rendered brick / block on ground floor and clad elevations on first floor, under a pitched tiled roof. The property comprises a self contained ground floor retail unit currently occupied by Riverside Estates, with a self-contained, two bedroom flat on first floor.

The ground floor retail unit extends to approximately 631 sq. ft. net internal area, comprising an open plan retail area with kitchen and WC facilities to the rear, with an additional rear store. The retail area benefits from LED lights, double glazed UPVC shop front and is carpeted throughout.

The first floor flat extends to approximately 534 sq. ft. comprising two bedrooms, a living room, kitchen, bathroom and lobby. The flat is accessed via an external staircase located to the rear of the property and benefits from gas central heating, fitted kitchen.

The property benefits from 2 car parking to the rear of the property.

ACCOMMODATION

Ground Floor Retail Unit

Retail Area	55.01m ²	(592 sq. ft.)
Kitchen	1.96m ²	(21 sq. ft.)
External Storage Unit	<u>1.62m²</u>	<u>(18 sq. ft.)</u>
	<u>58.59m²</u>	<u>(631 sq. ft.)</u>

First Floor Flat

Living Area	17.00m ²	(183 sq. ft.)
Kitchen	7.15m ²	(77 sq. ft.)
Bedroom 1	12.26m ²	(132 sq. ft.)
Bedroom 2	8.27m ²	(89 sq. ft.)
Bathroom	3.72m ²	(40 sq. ft.)
Lobby	<u>1.21m²</u>	<u>(13 sq. ft.)</u>
	<u>49.61m²</u>	<u>(534 sq. ft.)</u>

RATES & COUNCIL TAX

235 High Street, Kelvedon (Ground Floor Retail Unit) has a rateable value of £5,500, increasing to £6,600 in April 2023. Therefore occupiers may be able to achieve full business rate relief as the Rateable Value is less than £12,000.

227 High Street, Kelvedon is in band A for Council Tax purposes. The Local Authority is Braintree District Council.

TENANCIES

The ground floor retail unit is currently Let to Riverside Estates, by way of a full repairing and insuring Lease. The Tenant has exercised their break option and will terminate the Lease on 1st April 2023 (due to relocation, business unaffected). The current passing rent is £7,500 per annum exclusive.

The first floor flat is Let by way of an AST, at a passing rent of £775pcm (£9,300 per annum).

METHOD OF SALE

The Freehold interest is offered For Sale by private treaty at a Guide Price of £360,000 (three hundred and sixty pounds) Subject to Contract.

VAT

The property is elected for VAT.

LEGAL COST

Each Party to be responsible for their own legal costs in respect of this transaction.



VIEWING

Strictly by prior appointment with the sole agents, Nicholas Percival Chartered Surveyors. Please contact:

Billy Coe
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All prices and rentals quoted are exclusive of VAT if applicable, under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this regard.

Consumer Protection from Unfair Trading Regulations 2008 The Agents, for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars do not constitute, nor constitute any part of an offer or contract. (2) All statements contained in these particulars, as to this property, are made without responsibility on the part of the agents, or vendors or lessors. (3) All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of the fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. (4) No person in the employment of the agents has any authority to make or give away representation or warranty whatever in relation to this property. (5) We would stress that no warranty can be given for any of the services or equipment at the properties being offered for sale and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational.