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Barnardos, 11 Great Square, Braintree, Essex, CM7 1TX

Guide price £400,000



- Remaining Lease 977 yrs
- 1,574 sq. ft
- Ideal Investment Opportunity
- Town Centre Location
- Close to Mainline Station to Liverpool Street
- Currently Let at £17500 pa
- Let to Barnardo's with 5 Yrs remaining

Prime Commercial Property Investment Opportunity in the Heart of Braintree

Long Leasehold: 977 Years Remaining

Discover an exceptional commercial property investment opportunity in the affluent area of Braintree town centre, ideally located close to car parks. This property is currently occupied by the well-established Barnardo's Charity Shop, which has been a vibrant part of the Braintree community since 2005. With more than 5 years remaining on their lease, Barnardo's pays an annual rental of £17,500.

Key Highlights:

Prime Location: Situated in the busiest part of the town centre, surrounded by major high street retailers, supermarkets, banks, and offices.

Established Tenant: Barnardo's Charity Shop, With the current manager serving there for over 11yrs ensuring stability and reliability.

Impressive Frontage: Full height and width glass frontage with prominent signage, enhancing visibility and appeal.

Property Details:

Ground Floor Retail: 79.50 sq. m (845 sq. ft) of open-plan, rectangular retail space (10.4m x 5.2m), featuring suspended ceilings with flush-mounted lights and a single changing room. Includes a good-sized storage room with rear access.

First Floor Ancillary: 67.73 sq. m (729 sq. ft) comprising a large storage room, two smaller storage rooms, two toilets, and a small kitchen area for staff.

Total Area: 146.23 sq. m (1,574 sq. ft)

This is a rare chance to secure a long-term investment in a thriving location with a strong tenant. Don't miss out on this unique opportunity to invest in the bustling heart of Braintree.

Contact us today to learn more and schedule a viewing!

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