

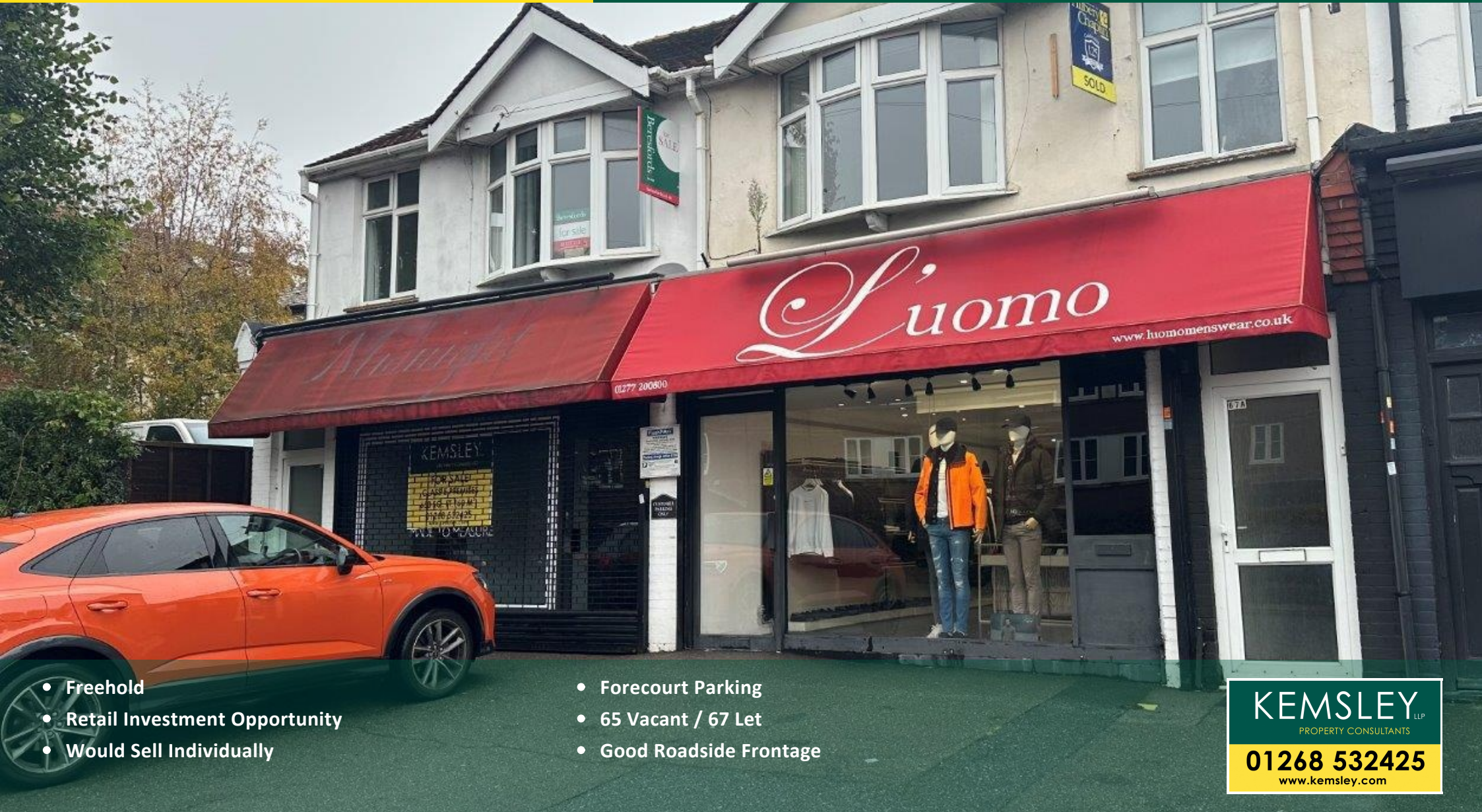
**FOR SALE**

**Retail Investment Opportunity**

1,300 sq. ft. (121 m<sup>2</sup>)

**65-67 SHENFIELD ROAD**

Shenfield, Brentwood, Essex, CM15 8HA

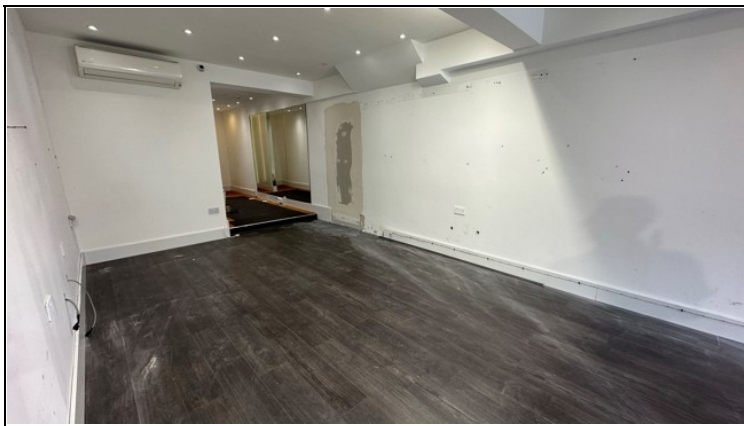
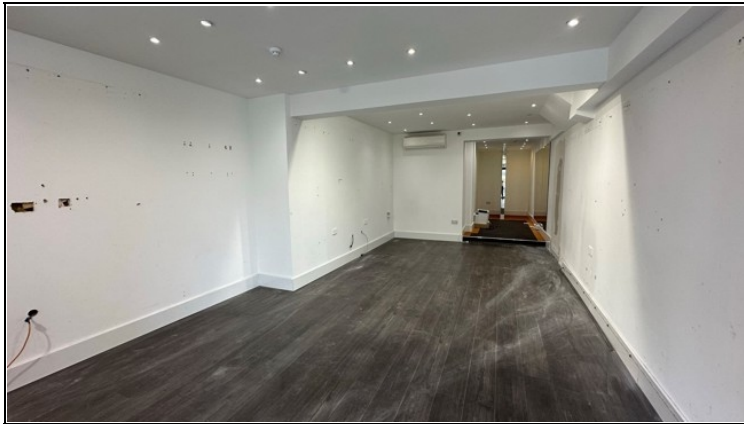
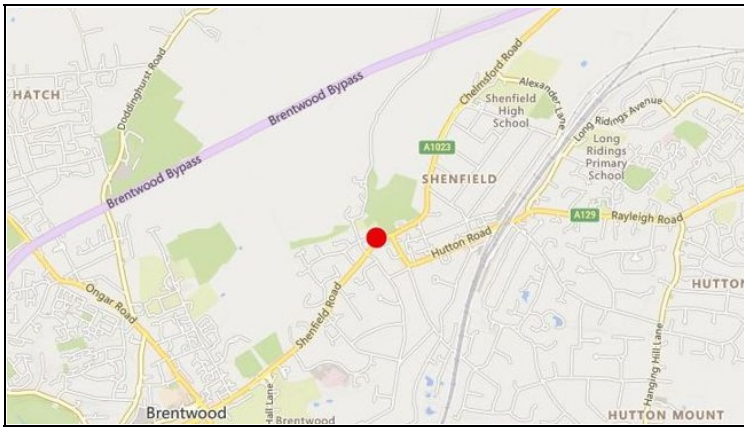


- Freehold
- Retail Investment Opportunity
- Would Sell Individually

- Forecourt Parking
- 65 Vacant / 67 Let
- Good Roadside Frontage

**KEMSLEY** LLP  
PROPERTY CONSULTANTS

**01268 532425**  
[www.kemsley.com](http://www.kemsley.com)



#### LOCATION

Brentwood is situated 25 miles north-east of London and 12 miles south-west of Chelmsford. The M25 (J28) is approximately two miles from the town centre which has a regular train service to London Liverpool Street (35 minutes).

#### DESCRIPTION

Two retail premises on a small parade of shops on the busy Shenfield Road. The opportunity comprises two retail premises, one vacant and one let, each offering a main retail showroom, store, kitchen w/cs and a rear access (shared with the owner of the flats).

We are able to offer full vacant possession of 65 with 67 held on a 10-year lease from September 2016 (expiring in 2026) with a passing rent of £16,000 per annum. The first floors flat has been sold off on a long leases and it is therefore just the ground floor freehold premises we are offering. Externally, the property offers forecourt parking and excellent roadside frontage. Our client would consider a sale of the shops individually.

#### ACCOMMODATION

65 Shenfield Road	582 sq. ft. (54 m <sup>2</sup> )
67 Shenfield Road	637 sq. ft. (59 m <sup>2</sup> )
<b>Total</b>	<b>1,300 sq. ft. (121 m<sup>2</sup>)</b>

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

#### TENURE

Freehold - ground floor elements only. Upper parts sold off on long leases.

#### PRICE

£300,000 (individually) or £600,000 for both, exclusive.

#### VAT

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

#### BUSINESS RATES

##### 65 Shenfield Road:

From enquiries made of the Valuation of Agency, we believe the rateable value to be £14,500 for 2023/24. Based upon the Uniform Business Rate we believe the rates payable amount will be £7,235.50.

##### 67 Shenfield Road:

From enquiries made of the Valuation of Agency, we believe the rateable value to be £14,500 for 2023/24. Based upon the Uniform Business Rate we believe the rates payable amount will be £7,235.50.

#### SERVICE CHARGE

A service charge is applicable. Further details on application.

#### EPC

65 Shenfield Road - the property has an EPC rating of C. 67 Shenfield Road - and EPC has been commissioned.

#### LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

#### CONTACT

Strictly by appointment via sole agents:

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