

**FOR SALE**

**High Street Investment  
With Vacant Upper Parts**

2,957 sq. ft. (275 m<sup>2</sup>)

Producing An Income Of £70,000 Per Annum

**63/65 HIGH STREET**

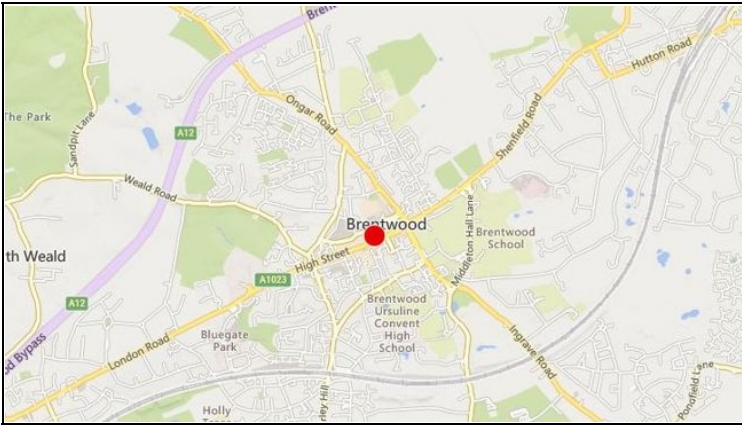
Brentwood, Essex, CM14 4RH



- Both Shops Let On 10 Year Leases
- Brentwood High Street
- Development Potential on Upper Parts
- Ideal SIPP Investment
- Let To Timpsons & ECycleUK
- Freehold
- Independent Access Via Rear

**KEMSLEY** LLP  
PROPERTY CONSULTANTS

**01268 532425**  
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### 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

Freehold investment opportunity producing £70,000 per annum, comprising two shops and a vacant first floor with self contained access. Plans for a conversion to a one bedroom flat have been created, but no planning has been sought. The ground floor shops have been let on the following terms:

### SERVICE CHARGE

A service charge is applicable. Further details on application.

### EPC

63 High Street - the property has an EPC rating of C.  
65 High Street - the property has an EPC rating of C.

### ACCOMMODATION

63 High Street	2,122 sq. ft. (197 m <sup>2</sup> )
65 High Street	174 sq. ft. (16 m <sup>2</sup> )
Upper Parts (not inspected)	661 sq. ft. (61 m <sup>2</sup> )
<b>Total</b>	<b>2,957 sq. ft. (275 m<sup>2</sup>)</b>

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

### VAT

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

### BUSINESS RATES

From enquiries made of the Valuation of Agency, we believe the rateable value to be £40,500 (63 High Street) £9,700 (65 High Street) for 2024/25. Based upon the Uniform Business Rate we believe the rates payable amount will be £20,209.50 (63 High Street) £4,840.30 (65 High Street).

### TENANCY DETAILS

The ground floor shops have been let on the following terms:

#### 63 High Street

Ecycle UK Ltd  
Term: 10 Years  
Start Date: 18/08/2021  
Rent: £55,000  
Break Option: 24/08/2026  
Review Date: 24/08/2026

#### 65 High Street

Timpson Ltd  
Term: 10 Years  
Start Date: 11/02/2019  
Rent: £15,000  
Break Option: 10/02/2024  
Review Date: 11/02/2024

### TENURE

The property is available on a freehold basis, further detail upon application.

### PRICE

£965,000 Freehold.

### 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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