

FOR SALE

Attractive Freehold Investment
Entire Building Let to Barclays Bank

9,213 sq. ft. (856 m²)

1 BANK STREET

Braintree, Essex, CM7 1UG

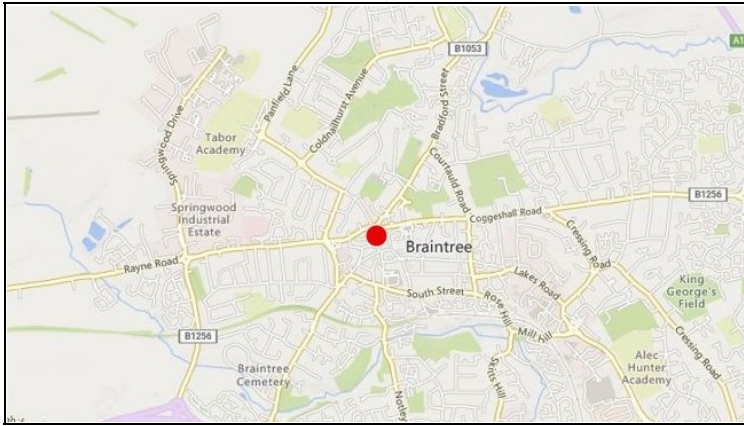


- Prominent town centre position
- Attractive town centre location

- Let to Barclays Bank UK PLC
- Short distance to George Yard shopping centre

KEMSLEY LLP
PROPERTY CONSULTANTS

01245 358988
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LOCATION

Occupying a prominent position fronting Bocking End at its junction with Rayne Road and Bank Street on the northern side of the town centre, directly opposite the White Hart Public House & Hotel. Braintree town centre offers a mix of recognised and independent occupiers all adjoining George Yard shopping centre within the prime retailing area between George Yard, Great Square North and Bank Street. Braintree is located along the A120 linking Bishop's Stortford (Stansted Airport) approx 20 miles to the west and Colchester city centre, 17 miles to the east. Chelmsford is located 13 miles to the south.

DESCRIPTION

No. 1 Bank Street is a unique and attractive Grade II Listed building occupying a well-positioned and prominent location. The building is occupied by Barclays Bank and comprises an extensive main front counter area at ground floor level, together with individual customer meeting areas with back of house operations, stores and staff areas. The first and second floors provide for office and staff areas, together with stores and separate toilet facilities. The basement area offers further storage, safe areas and strong rooms. The building is located within Braintree Town Conservation Area.

ACCOMMODATION

Ground floor	3,893 sq. ft. (362 m ²)
First floor	2,687 sq. ft. (250 m ²)
Second floor	1,568 sq. ft. (146 m ²)
Basement Area	1,065 sq. ft. (99 m ²)
Total	9,213 sq. ft. (856 m²)

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

PRICE

£800,000 exclusive. A sale at this level represents a NIY of 7.04% assuming purchaser's costs at 6.57%.

VAT

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

TENANCIES

The entire building is held on a lease to Barclays Bank UK PLC until March 2025 at a passing rent of £60,000 per annum exclusive.

BUSINESS RATES

The building has a Rateable Value of £57,500. Interested parties are advised to make their own enquiries of Braintree District Council for verification of rates payable.

TENURE

Freehold, subject to the existing lease.

EPC

The building has a rating of C - 70.

LEGAL FEES

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

CONTACT

Strictly by appointment via sole agents:

Chris Cornhill

Tel: 01245 342051 / 07342 038292

Email: chris.cornhill@kemsley.com

Ref: AC2819/03.24/CC



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