

FOR SALE

Shop and Upper Parts

Town Centre Investment Opportunity

1,209 sq. ft. (112 m²)

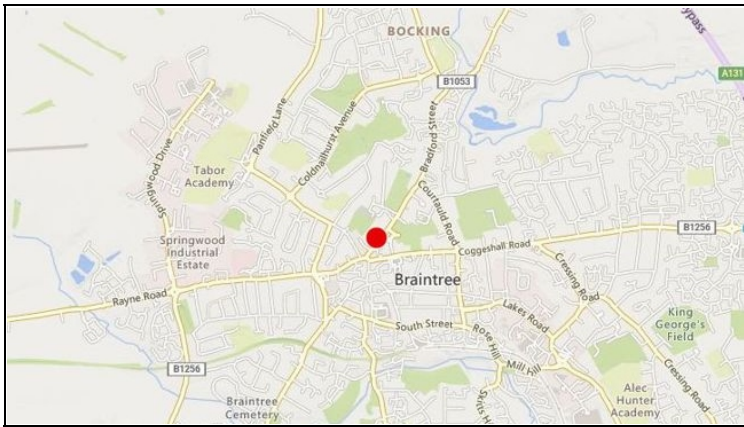
3 Bocking End, Braintree, Essex, CM7 9AE



- Prominent town centre location
- Future conversion potential (upper floors - STP)
- Let to Ladbrokes Coral Group until 2028
- Busy main road position

KEMSLEY LLP
PROPERTY CONSULTANTS

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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

A prominent three storey terraced building comprising shop premises at ground floor trading as Golden Scissors Barbers. The shop is predominantly an open plan retail area to the front with partitioned store to the rear, together with single toilet. The internal staircase leads to the first floor where there are two rooms, together with large kitchen area and separate shower/toilet. The second floor comprises two rooms. The building forms part of Braintree town Conservation Area.

ACCOMMODATION

Ground floor	601 sq. ft. (56 m ²)
First floor	314 sq. ft. (29 m ²)
Second floor	294 sq. ft. (27 m ²)
Total	1,209 sq. ft. (112 m²)

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

TENURE

Freehold subject to the existing lease.

PRICE

On application.

VAT

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

BUSINESS RATES

The premises has a Rateable Value of £12,250. Interested parties are advised to make their own enquiries of Braintree District Council for verification of rates payable.

TENANCIES

The building is held on a lease to C L Jennings (1995) Ltd until August 2028 at a passing rental of £15,000 per annum exclusive. The premises is sub-let to Mr M Y Simsek (Golden Scissors). C L Jennings (1995) Ltd is part of Ladbrokes Coral Group Limited whose ultimate holding company is Entain Plc.

EPC

The building has a rating of D - 83.

LEGAL FEES

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

CONTACT

Strictly by appointment via sole agents:

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