

## Station Place

### Brentwood

114-122 Kings Road,  
Brentwood, Essex CM14 4EA

- ADJACENT TO BRENTWOOD TRAIN STATION (CROSSRAIL)
- MIXED-USE FREEHOLD INVESTMENT FOR SALE
- 3 X RETAIL INVESTMENTS PROD. £62,000 PAX
- ALL RETAIL TENANTS LEASES ARE MORE THAN 5 YEARS
- 15 X FLAT GROUND RENTS PROD. £3,750 PAX
- POTENTIAL TO INCREASE REVENUE BY NEW ADVERTISING HOARDING UP TO £2K EXTRA PER MONTH (S.T.P)

**TOTAL INCOME £65,750 pax**  
**GUIDE £790,000 + VAT**  
**NET YIELD 8%**



## LOCATION

The building is situated very close to Brentwood Town Centre a few minutes' walk to the High Street that has an abundance of well-known retailers, restaurants and cafés.

Brentwood mainline station (Great Eastern and in a few months Elizabeth/Crossrail) is within a 2/3-minute walk away with direct routes in to Liverpool Street (40 mins)

## DESCRIPTION

Comprising of a mixed-use property with 3 retail units, all let on FRI terms and 15 flats sold off on long leases

Additional income can be obtained by an advertising hoarding (awaiting planning approval) on the side of the building, this will bring in a further £2,000 per month.

## INCOME (Tenancy Schedule on p. 3)

3 X Retail Units - £62,000 pax

15 x Ground Rents - £3,750 pa

Total Income - £65,750 pax

## METHOD OF SALE

The property is for sale by the way of private treaty.

## TENURE

The site is being sold freehold with existing tenancies.

## PRICE

Guide Price: £790,000 + VAT subject to contract

## FURTHER INFORMATION

Via agent

Jason Grant

[jason@countrywidecomm.co.uk](mailto:jason@countrywidecomm.co.uk)

Type	Address	Present Lessee	Acommodation	Size sq m	Size sq ft	Lease Details	Current Rent (PA)	Outside Act	Rent Deposit
Commercial	Unit 1	Rositsa Aesthetics Limited	Ground Floor	80.4 sq m	865 sq ft	5 years from 28.8.2019	£28,000	Y	3 months rent
Commercial	Unit 2	Akisia Divine	Ground Floor	27.7m	298 sq ft	New 20 year lease from May 2021	£12,000	N	3 months rent
Commercial	Unit 3	Reynolds & Stein Company Limited	Ground Floor	63.8 sq m	686 sq ft	5 years from April 2021	£22,000	Y	3 months rent
		<b>Total</b>					<b>£62,000</b>		

  

Type	Address	Present Lessee	Acommodation	Lease Details	Current Rent (PA)	Review			
Ground Rent	Flat 1	Individual	First Floor	125 years from 6.2.19	£250	5 years			
Ground Rent	Flat 2	Individual	First Floor	125 years from 6.2.19	£250	5 years			
Ground Rent	Flat 3	Individual	First Floor	125 years from 6.2.19	£250	5 years			
Ground Rent	Flat 4	Individual	First Floor	125 years from 6.2.19	£250	10 years			
Ground Rent	Flat 5	Individual	Second Floor	125 years from 6.2.19	£250	10 years			
Ground Rent	Flat 6	Individual	Second Floor	125 years from 6.2.19	£250	5 years			
Ground Rent	Flat 7	Individual	Second Floor	125 years from 6.2.19	£250	10 years			
Ground Rent	Flat 8	Individual	Second Floor	125 years from 6.2.19	£250	5 years			
Ground Rent	Flat 9	Individual	Thirrd Floor	125 years from 6.2.19	£250	10 years			
Ground Rent	Flat 10	Individual	Thirrd Floor	125 years from 6.2.19	£250	10 years			
Ground Rent	Flat 11	Individual	Thirrd Floor	125 years from 6.2.19	£250	10 years			
Ground Rent	Flat 12	Individual	Thirrd Floor	125 years from 6.2.19	£250	10 years			
Ground Rent	Flat 13	Individual	Fourth Floor	125 years from 6.2.19	£250	10 years			
Ground Rent	Flat 14	Individual	Fourth Floor	125 years from 6.2.19	£250	10 years			
Ground Rent	Flat 15	Individual	Fourth Floor	125 years from 6.2.19	£250	5 years			
		<b>Total</b>			<b>£3,750</b>				

Connaught House, Broomhill Road, Woodford Green IG8 0XR Tel: 020 8506 9900

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