

# Block of 4 Flats with Commercial FOR SALE

*Central 25,  
25 Ongar Road,  
Brentwood, Essex CM15 9AU*

- Freehold
- Fully Rented
- Brentwood Town Centre
- 2 Bed, 1 Bed Duplex & 2 x 1 Beds
- Individually Rented
- Total income - £68,520 pax
- In excess of - £925,000 (7% NIY)



**Location:**

The property is located on the West side of Ongar Road directly opposite **Sainsburys** and very close to the junction of **William Hunter Way** and **High Street, Brentwood**.

Brentwood is a highly affluent historical Essex Town that has an abundance of popular retailers within its High Street together with blend of modern amenities, green spaces, and old-world charm. It has good transport links, with **Brentwood train station (Elizabeth Line)** offering services to London, while major roads like the **A12 and M25** are nearby for easy car access.

**Description:**

A modern new built property consisting of a retail unit trading as a hairdresser and with 4 self-contained flats accessed from an independent street entrance.

**Tenure:** Freehold

**Tenancy information:**

Ground	Commercial	Hairdresser	£14,000.00	10 Year Lease from Sept 2018
1st & 2nd	Flat 1 (2)	1 Bed Duplex	£11,400.00	Periodic Tenancy
1st	Flat 2 (3)	1 Bed	£14,340.00	AST from Sep 24
2nd	Flat 3 (8)	1 Bed	£14,340.00	AST from Sep 24
Top Floor	Flat 4 (11)	2 Bed	£14,440.00	AST From Nov 23
			<b>£68,520.00</b>	

**Price**

Offers sought in excess of **£925,000**, subject to contract and existing tenancies. This price reflects a net investment yield of 7%.

*Our Opinion on the Capital Value of each Part*

*Commercial @ 7% NIY = £200,000*

*Flat 1 £275,000*

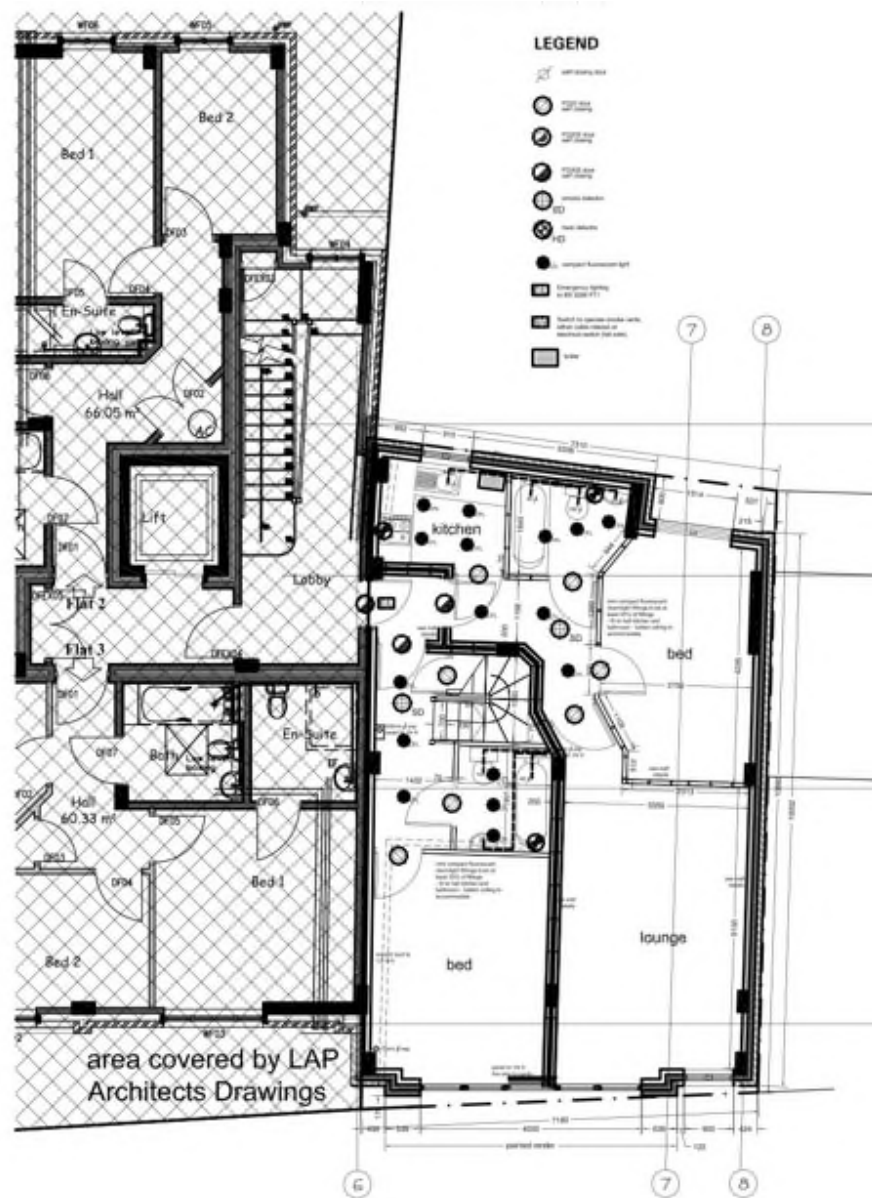
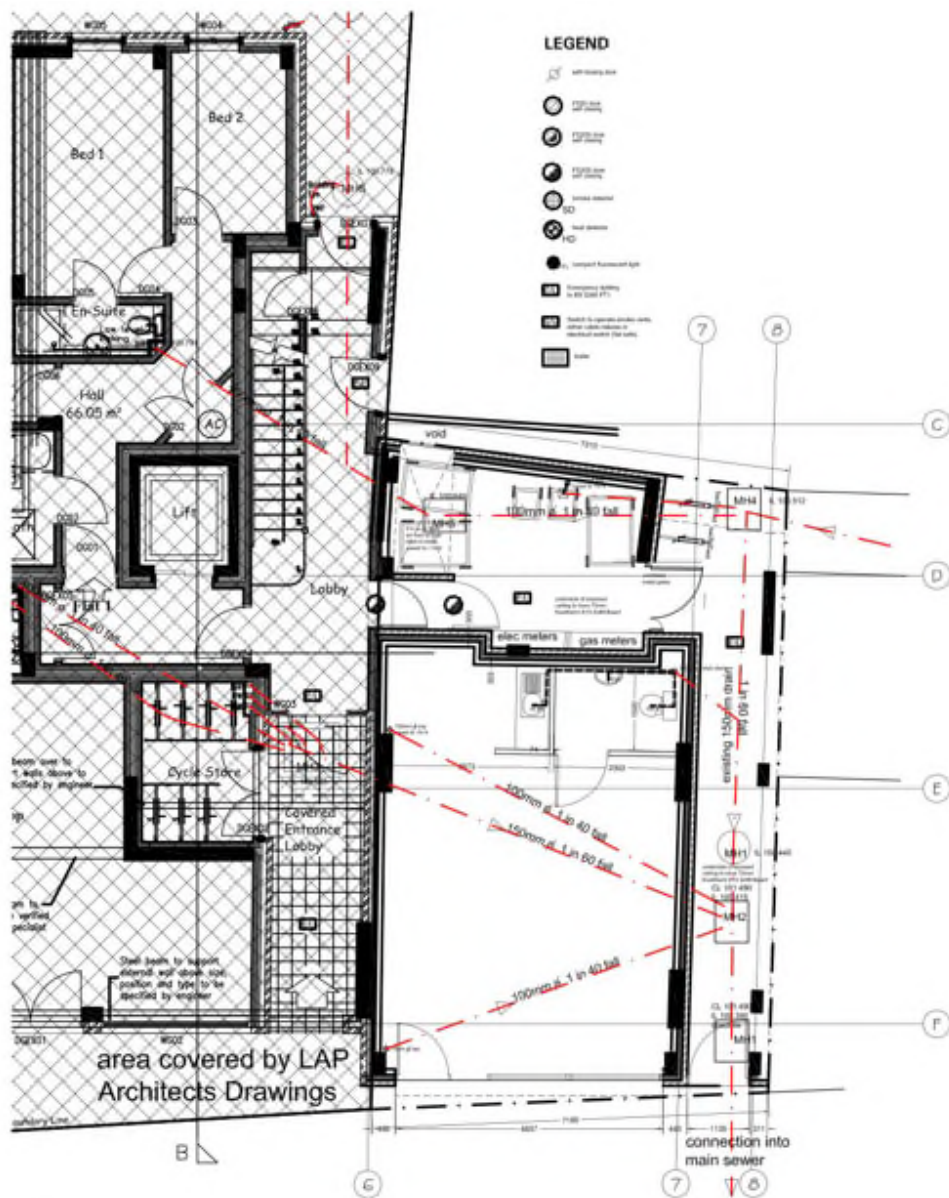
*Flat 2 £275,000*

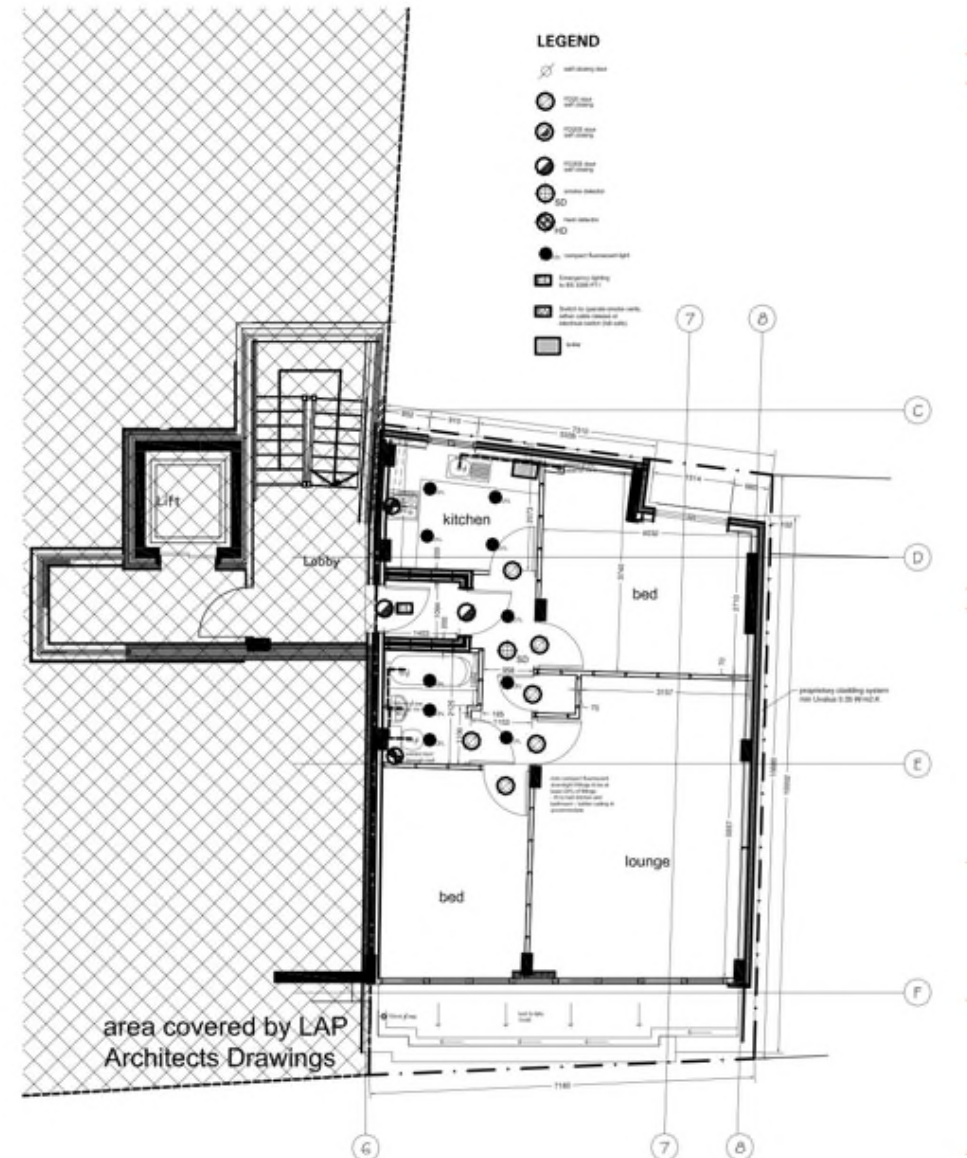
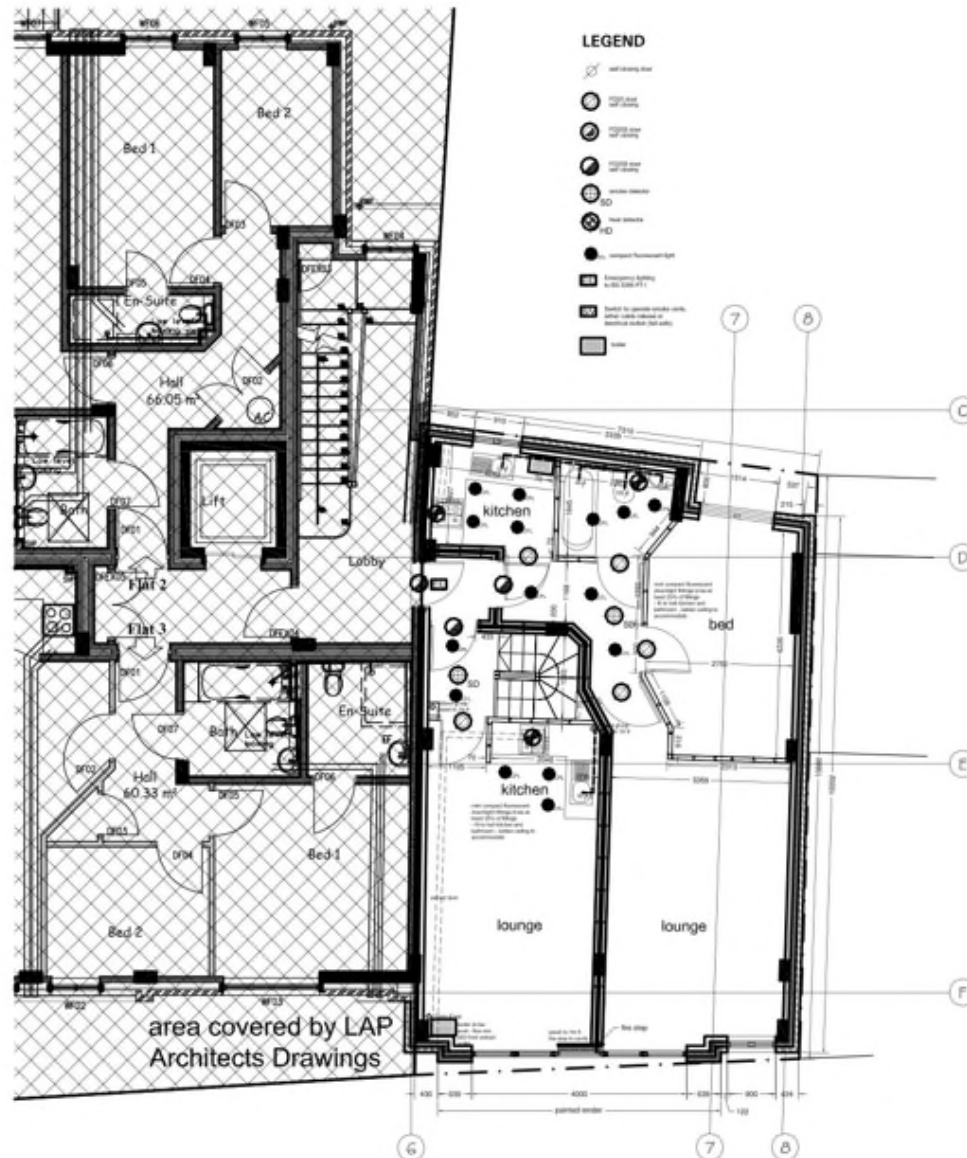
*Flat 3 £275,000*

*Flat 4 £350,000*

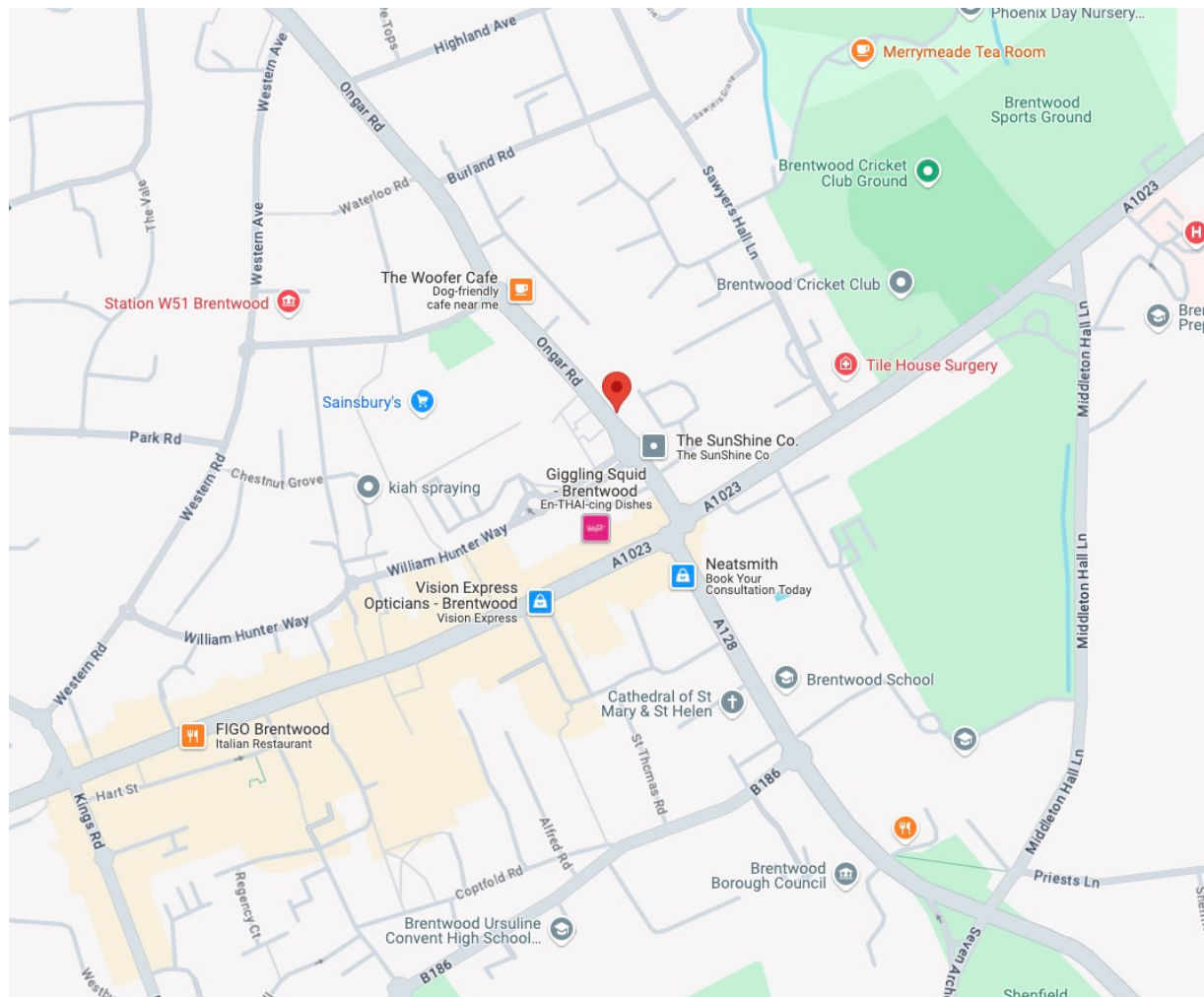
*Combined Value - £ 1,375,000*











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

### Legal Costs:

Each party to pay for their own legal fees

### Anti-Money Laundering

Due to recent changes in the Anti Money Laundering regulation, it is now standard procedure to undertake a Personal and Company and general AML checks, admin cost of £350 + VAT.

### Holding Deposit

Tenants wishing to secure this property may be required to pay a holding deposit to Countrywide Commercial of £3000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proven or the tenant's references, AML, and Credit checks are not acceptable to the landlord. This deposit is held in our client's account until completion.

### Viewing strictly by appointment via agents

Jason Grant

020 8506 9900

020 8506 9905

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