



3 The Depot






49 The Depot

48 The Depot

RETAIL | INVESTMENT FOR SALE

1,843 sq ft | 171 sq m (approx.)

3, 48 & 49 The Depot, Fairfield Road, Braintree CM7 3AG

-  Partially *UNDER RENTED*
-  Excellent future potential to increase rental value
-  Ground floor retail shop investments

Location

Braintree is a large town in Essex located along the A120 and around 20 miles to the west of Stansted Airport. Braintree town centre benefits from a variety of professional service providers and High Street retailers.

The properties are located along Fairfield Road providing great access into the town centre and surrounded by local amenities and established retailers.

Description

Fully let investment opportunity in Braintree town centre comprising three ground floor retail units which are on long-leaseholds with 981 years remaining on the leases.

All three retail units are in good condition with mains electricity and WC. For details on the tenancies please refer to the Tenancy Schedule or contact the agent for the lease documents.

Tenancy Schedule

Address	Sq m	Sq Ft	Tenant	Lease Terms	Landlord and Tenant Act 1954 (Part II)	Passing Rent	Rental Income	Business Rates - RV
3 The Depot	82	882	Sole Trader	5-year lease expiring 5 th September 2029	Outside the Act	£20,000 per annum	Market rent	£6,400
48 The Depot	41	445	Sole Trader	5-year lease expiring 4 th October 2028 with a tenant break clause 5 th October 2026	Outside the Act	£6,900 per annum	Reversionary	£5,300
49 The Depot	48	516	Sole Trader	5-year lease 25 th March 2020	Outside the Act	£6,000 per annum	Reversionary	£5,900

Price

The investment, which includes all three units, is available to purchase for £475,000 reflecting a blended yield of 6.9%. The properties are available by way of a long leasehold interest for a remaining term of 981 years.

EPC

3 The Depot - EPC – C -67

48 The Depot - EPC – C- 56

49 The Depot EPC – C- 54

VAT

VAT is not applicable

Legal Costs

Each party to pay their own legal costs



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CHARTERED SURVEYORS

Viewings

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