



1-3 CROWN STREET BRENTWOOD, CM14 4AZ

£340,000
FREEHOLD RETAIL INVESTMENT

- Retail investment located in Brentwood town centre, a popular commuter town approximately 20 miles north-east of Central London
- Occupied by Ladbrokes Betting & Gaming Ltd (t/a Coral) on a 5-year lease from July 2023 with a current passing rent of £25,750 per annum
- The property has a gross internal floor area of 1,137 square feet (105.7 square metres)
- The freehold interest is available for £340,000, which represents a gross yield of 7.57%.

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Location

Located on Crown Street in Brentwood at the junction with Hart Street and High Street. Brentwood is located 20 miles north-east of Central London and 10 miles south-west of Chelmsford. Brentwood railway station is 500 meters away, providing regular services to London Liverpool Street via the Elizabeth line. The area is well served by buses. Access to junction 28 of the M25 and the A12 is 1.5 miles away.

Please note all times and distances given are approximate only.

Description

The property is arranged over ground floor only. The property has a gross internal floor area of 1,137 square feet (105.7 square metres). The upper parts have been sold off on a 999-year lease.

Please note that the sizes given are approximate only and provided by the VOA. All interested parties are advised to rely on their own inspection and survey.

Tenancy

The property is let to Ladbrokes Betting & Gaming Ltd (t/a Coral) on a 5-year lease from July 2023 with a current passing rent of £25,750 per annum.

Tenure

The freehold interest is to be sold subject to the existing tenancies.

VAT

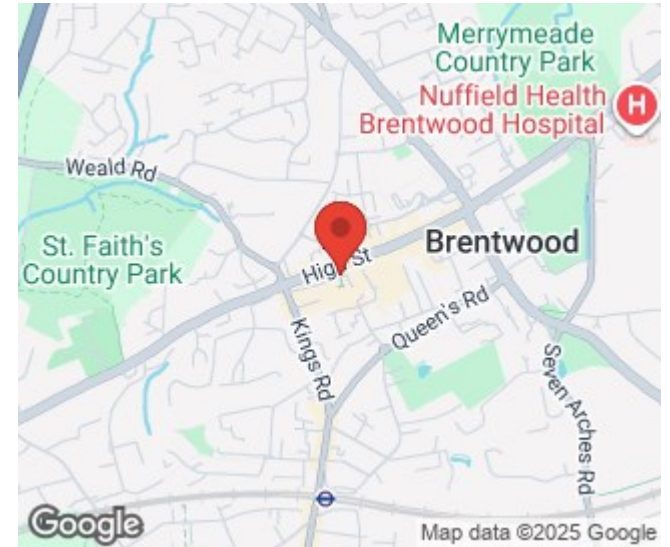
We have been informed that property has not been elected for VAT.

Terms

The freehold interest is available for £340,000, which represents a gross yield of 7.57%.

Viewings

Viewings are strictly by appointment through sole agents Harston&Co.



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Harston&Co
247 High Road
South Woodford
London
E18 2PB

020 3371 0061
info@harstonandco.co.uk
harstonandco.co.uk
@harstonandco

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