

Restaurant with 3 Bedroom Flat Investment - For Sale



35 & 35a High Street, Wickford, Essex, SS12 9AE

Location and Description

Wickford is an attractive market town with a resident population of circa 35,000 people and is located approximately 11 miles south east of Chelmsford via the A130 and 4 miles north of Basildon. Wickford rail station provides regular intercity trains to London.

The town's shopping is centred on its High Street which comprises a broad range of local and national occupiers including Poundland, The Works, Specsavers, Costa and a wide variety of nationals in the Willow Shopping Centre nearby.

The property comprises a single storey restaurant which has been fitted to a good standard by the current tenants, along with a fully self contained 3 bedroom flat.

Accommodation

We are advised the property has the following Net Internal Areas:

Main Restaurant	1,565 sq. ft
Ancillary Storage	369 sq. ft
Kitchen	285 sq. ft
NIA	2,219 sq. ft (206 sq. m)
3 Bedroom Flat	Not Measured

Asking Price

The investment is available to purchase; we are seeking offers in excess of **£525,000**.

Tenure

The restaurant is let by virtue of a 25 year lease which started on 22nd January 2008 at a current rent of £30,000 pax. The flat is occupied on an AST with an expiry of September 2026 at a current rent of £10,800 pax.

VAT

The property is not elected for VAT.

Legal Fees

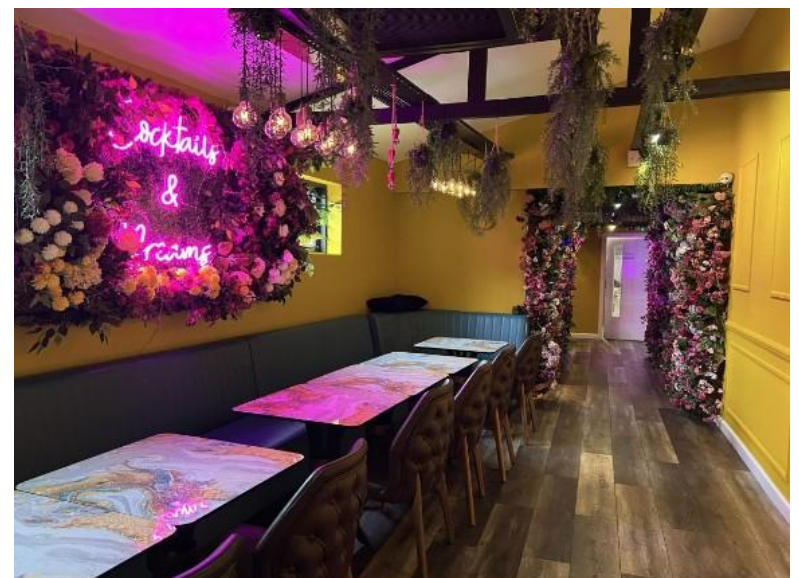
Each party is to bear their own legal costs throughout the course of any transaction.

EPC

The property benefits from a current EPC rating of C59.

- **Ground Floor Restaurant Let on a 25 Year Lease**
- **3 Bedroom Flat Let on an AST**
- **Prominent High Street position**
- **Total Net Income of £40,800 pax**
- **Close to Public Car Park**







Tony Lockwood

t.lockwood@whybrow.net
01206 577667



Charntelle Goodyear

Charntelle.goodyear@whybrow.net
01206 577667



Jacob Clarke

j.clarke@whybrow.net
01206 577667

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01206 577677 | info@whybrow.net | whybrow.net

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