

# 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                      |
| <b>NIA</b>        | <b>2,219 sq. ft (206 sq. m)</b> |
| 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 22<sup>nd</sup> 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

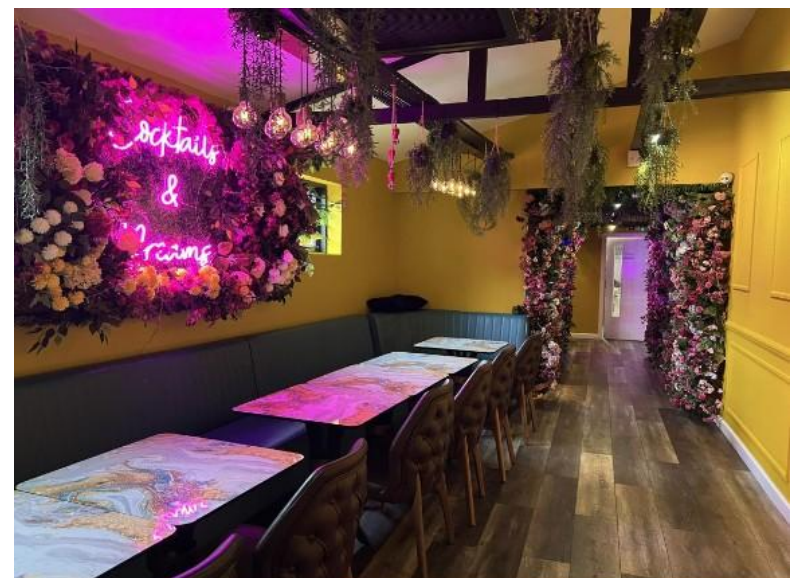
Each party is to bear their own legal costs throughout the course of any transaction.

## 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**









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