

# **SITUATION**

Occupying a prominent corner position at the corner of Bridge Street and High Street amongst such multiple traders as WHSmith, Boots, Sainsburys, Co-Op Supermarket, Age UK and others.

Halstead is an attractive town which lies some 14 miles north-west of Colchester and 19 miles south-west of Chelmsford with easy access via the A120 and A131.

#### **PROPERTY**

Forming part of an end of terrace property comprising a **Ground Floor Shop.** 

#### **ACCOMMODATION**

## **Ground Floor Shop**

15'7" Gross Frontage Internal Width 13'8" widening to 18'4" Shop Depth 41'10" Built Depth

3 WCs

## VAT is NOT payable in respect of this Lot

### **TENURE**

Leasehold for a term of 999 years from 1974 at a peppercorn.

#### **TENANCY**

The property is let on a full repairing and insuring lease to Coral Racing Limited (having approx. 1,600 branches) for a term of 16 years from 28th February 2011 at a current rent of £7,250 per annum exclusive.

Rent Reviews 2016 and 2021 to greater of OMV or 2.5% p.a. compounded. Therefore, the minimum rent in 2016 will be £8,254 p.a.

£7,250 per annum

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STREE

**TOWN BRIDGE** 

CLINTON CARE