



**SITUATION**

Located close to the junction with Star Lane within the heart of this attractive Village, amongst a variety of established local traders and multiples including **Barclays Bank, Martins, Budgen, Co-Operative Food, Post Office** as well as being within ½ mile from Ingatestone Railway Station. Ingatestone is a prosperous residential community located off the A12 which links to the M25 (J28), midway between Brentwood and Chelmsford and approx. 25 miles north-east of Central London.

**PROPERTY**

A detached Grade II Listed building comprising **2 Ground Floor Shops** with separate rear access to a **Large Self-Contained Flat** on the first and second floors.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 39 (Ground Floor Shop)	Internal Width 13'8" (max) Shop Depth 42'6" WC	<b>R P Meadows (Hair Salon)</b> <i>(In occupation for 9 years)</i>	10 years from 30th April 2009	£11,750	FRI <b>Rent Review 30th April 2014 – Outstanding.</b> <i>The shop has been used as a Hair Salon for over 50 years.</i>
No. 39a (Ground Floor Shop and Part First Floor)	<b>Ground Floor Shop</b> Internal Width 14'5" (max) Shop Depth 18'0" Built Depth 28'6"  <b>Part First Floor</b> Kitchen/Staff Room Area Approx 75 sq ft WC	<b>H De Lemos &amp; C De Lemos (Gallivant Travel Agency)</b> <i>(In occupation for 8 years)</i>	21st May 2013 to 29th April 2019	£8,000	FRI <b>Rent Review 30th April 2014 – Outstanding</b> <b>Tenant's Break on or after 6th April 2016 on 6 months notice.</b> <i>The shop has been used as a Travel Agent for over 50 years.</i>
No. 39b (Part First & Second Floor Flat)	4 Rooms, Kitchen/Breakfast Room, Bathroom/WC & separate WC GIA Approx 1,165 sq ft	Individual	6 months from 1st November 2014	£9,600	AST <b>In occupation 7 years.</b> <b>Gas CH.</b>
<b>TOTAL</b>				<b>£29,350</b>	

**£29,350 per annum**

The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN**

\* Refer to Point 9 in the 'Notice to all Bidders' page

**VENDOR'S SOLICITORS**  
 Capstick Dale & Partners - Tel: 01708 722 466  
 Ref: A. Lutterloch Esq - Email: apl@capstick-dale.com

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
 The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts