



## SITUATION

Located directly opposite Shenfield Station (Mainline) in this fully occupied retail parade amongst such multiples as **Subway, The Co-operative Food, Barnardo's, Tesco Express, Costa, Barclays Bank** and a variety of independent retailers, cafes, bars and restaurants. Shenfield is an affluent commuter suburb of Brentwood some 7 miles north-east of Romford enjoying excellent road access to the M25 (Junction 28) via the A12. Shenfield Station provides regular direct rail services to London Liverpool Street.

## PROPERTY

Forming part of a mid terrace building comprising a **Ground Floor Restaurant**. The property benefits from the use of a rear service road for deliveries.

## ACCOMMODATION

### Ground Floor Restaurant (40 Covers)

Gross Frontage	18'3"
Internal Width	16'10"
Shop Depth	32'8"
Built Depth	47'8"
Ladies & Gents WCs	

**VAT is NOT applicable to this Lot**

## TENURE

Leasehold for a term of 999 years (less 10 days) from 19th December 1990 at a peppercorn ground rent.

## TENANCY

The property is let on a full repairing and insuring lease (subject to a schedule of condition) to **Asear Group Limited t/a Sienna's Restaurant** for a term of 25 years from 25th October 2015 at a current rent of **£26,000 per annum** exclusive.

**Rent Reviews October 2020 (Outstanding – Landlord quoted £30,000 pa) and 5 yearly.**

**Tenant's Breaks 2025 and 5 yearly.**

**Note 1: The Tenant did not exercise their October 2020 Break Clause.**

**Note 2: There is a 6 month Rent Deposit held.**

**£26,000** per annum

The Surveyors dealing with this property are  
**Steven Grossman and Elliott Greene**

## Vendor's Solicitors

Capital Solicitors LLP

Tel: 020 7377 0847 Ref: Layla Al Khoei

Email: layla@capitalsolicitors.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**