

**REFERENCE:** 8114 – W H Smith Retail Holdings Limited, Halstead



## Freehold Retail Investment Let to W H Smith Retail Holdings Limited - Halstead

**ADDRESS:** 76/80 High Street, Halstead, Essex, CO9 2JG

- Shop let to W H Smith Retail Holdings Ltd on a lease expiring in 2018
- Includes an in-store Post Office
- Prominent town centre location

### LOCATION

Halstead is located on the A131, at the junction with the A604, some 6 miles north-east of Braintree and 12 miles north-west of Colchester. The M11 is some 23 miles to the west.

### SITUATION

The property is situated in the town centre on the north side of the High Street, close to its junction with Bridge Street.

Occupiers close by include Lloyds TSB, Clinton Cards, Boots, Thomas Cook, Stead & Simpson and Co-Op Supermarket.

### DESCRIPTION

This prominent property is arranged on ground and one upper floor to provide a large ground floor shop with an in-store Post Office and storage at rear first floor level. The remainder of the first floor provides residential accommodation which is approached from an entrance fronting the High Street and has been sold off on a long lease.

### ACCOMMODATION & TENANCY:

Ground Floor : Gross Frontage 11.25 m (36' 10"), Net Frontage 6.60 m (21' 8"), Shop Depth 7.95 m (26' 1"), Built Depth 18.00 m (59' 1"), First Floor 44.4 sq m (478 sq ft), Let to W H Smith Retail Holdings Ltd for 10 years from 24.10.2008 at current rent of £33,000 pa. Rent review every 5th year FR & I. The lease is FR & I subject to a 25% contribution by the landlord towards the tenant's cost of complying with covenants in clauses 3.7, 3.8 and 3.9 of their lease

First Floor (Residential) : Let to Two Individuals for 999 years from 29.11.2007 at Peppercorn rent.

**RENT:** £33,000 p.a.      **TENURE:** Freehold      **VAT IS:** Not Applicable

**PRICE:** Offers in excess of £ 475, 000 – 6.6 % Net

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