



BRAINTREE

5/11A GREAT SQUARE & 6/8 LITTLE SQUARE

WELL SECURED RETAIL BLOCK
FOR SALE

- Attractive Essex Market town.
- Lot size of £1.725m.
- Net initial yield of 7%.



17 WOODSTOCK STREET
LONDON W1C 2AJ
020 7493 4242

www.rrg.co.uk

CHARTERED SURVEYORS

INVESTMENT



LOCATION

Braintree is a prosperous and historic Essex market town with an urban population of some 42,000 and a district area population of 132,000. The town is approximately 40 miles north east of London, 10 miles from Chelmsford and 15 miles from Colchester enjoying excellent road communications being adjacent to the A120 linking with A12 to the east and the M11 to the west. Braintree is also a popular commuter town having a fast and frequent rail service to London's Liverpool Street station of approximately 1 hour.

SITUATION

The property occupies a prominent location on Great Square in the heart of the town centre close to the junction of High Street and Bank Street and the entrance into George Yard Shopping Centre. Occupiers in close proximity include Boots Optician, Halifax Bank, Coral, Savers, Shoe Zone etc. In addition there are large Sainsbury and Tesco supermarkets within a short walk from the premises.

DESCRIPTION

The property comprises a modern purpose built retail block of concrete frame construction beneath a flat roof arranged on ground and first floors.

TENURE

Freehold.

TENANCY SCHEDULE

ADDRESS	TERM	NEXT REVIEW	EXPIRY	AREAS (sq ft)	RENT	COMMENTS
5 Great Square British Heart Foundation	10 years from 26/01/2011	20/06/2016	25/01/2021	GF Sales 968 1st Anc. 1100 ITZA 708	£31,000pa	TOB year 6
7/9 Great Square Duvetco Limited Guaranteed by The EWM Limited (3)	10 years from 29/09/2010	29/09/2015	28/09/2020	GF Sales 1916 1st Anc. 1284 ITZA 1165	£43,000pa	TOB year 5
11 Great Square Barnados	10 years from 03/05/2006	03/05/2011	02/05/2016	GF Sales 849 1st Anc. 729 ITZA 548	£28,000pa	
11a Great Square & Little Square Cycles UK Limited (1)	999 years from 10/05/2002					Peppercorn
8 Little Square A C Chami Esq	20 years from 29/09/2009	29/09/2014	28/09/2029	GF Sales 971 1st Anc. 875 ITZA 852	£26,000pa	
TOTAL INCOME					£128,000pa	

- Notes
1. Held on 2 identical leases at a peppercorn.
 2. All on FRI leases with full recovery.
 3. Photographic schedule of condition - available on request.

COVENANT INFORMATION

British Heart Foundation

BHF is a well-known UK charity formed in 1961. Trading from over 700 units.

Further information is available from www.bhf.org.uk

Duvetco Ltd / Edinburgh Woollen Mill Limited

Duvetco Ltd, owned by the guarantor The Edinburgh Woollen Mill Ltd are the operating company for Ponden Home and Ponden Mill who current trade from over 125 retail units nationwide. For the year ending 27th Feb 2010 The Edinburgh Woollen Mill Limited reported a turnover in excess of £156m, a pre-tax profit of £22.48m and net assets of over £146m.

Barnardos

First established in 1897 Barnardos are the UK's leading children's charity currently trading from 380 stores located throughout the UK.

Further information is available from www.barnardos.org.uk



PRICE

Our clients require a sum of **£1,725,000** to reflect a **net initial yield of 7%** after purchasers costs calculated at 5.8%.

VAT

The property is not registered for VAT.

**SUBJECT TO CONTRACT
SEPTEMBER 2011**

For further information please contact:

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SIMON GREGORY

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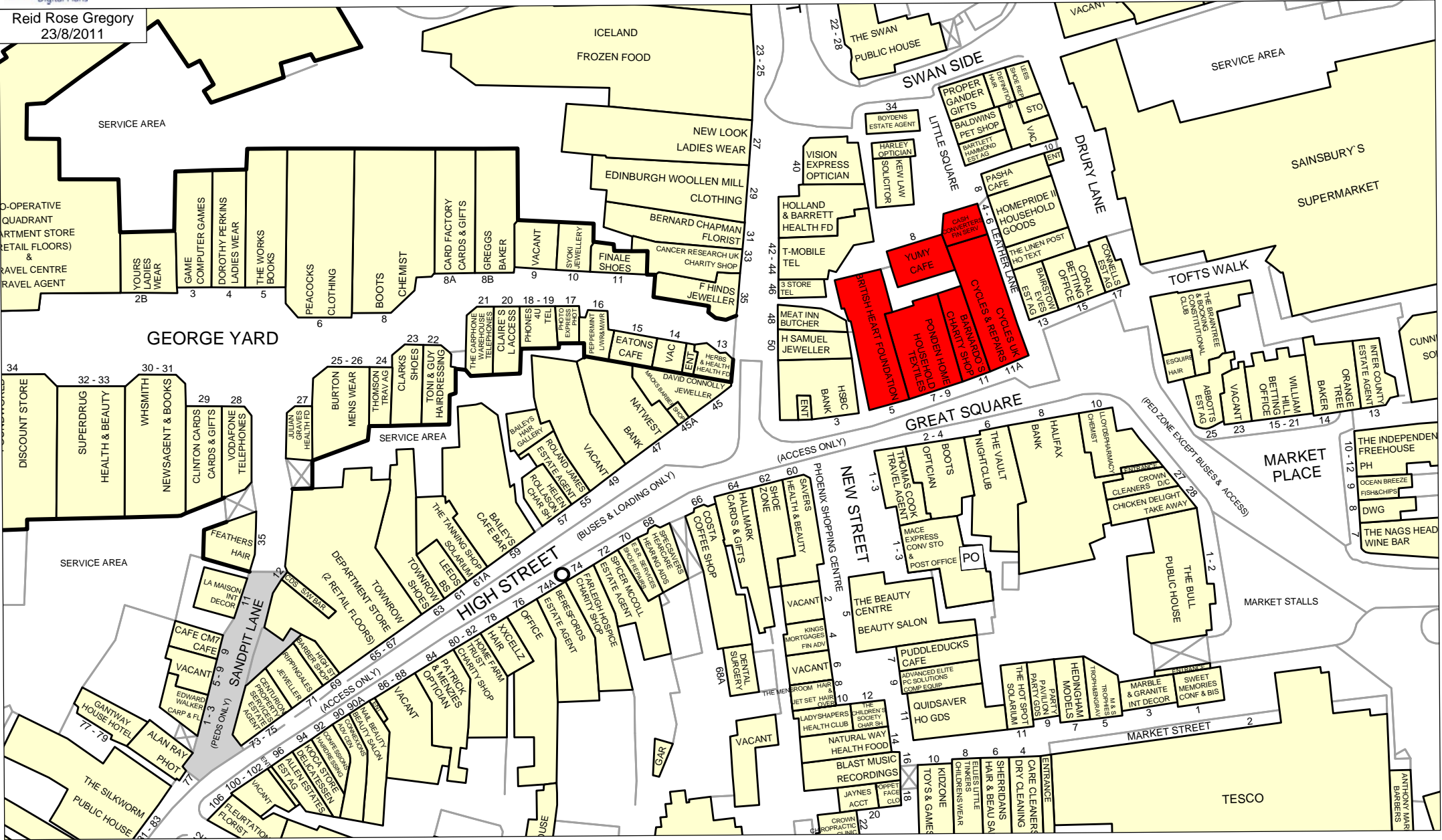
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Reid Rose Gregory
23/8/2011



▲ REID

▲ ROSE

▲ GREGORY

45 metres

Messrs. Reid Rose Gregory for themselves and for the vendors of this property whose agents they are give notice: (i) the particulars are set out as a general outline only for the guidance of introducing purchasers or lessees and do not constitute, nor constitute in any part of, an offer or a contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other particulars are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) Neither Reid Rose Gregory nor its employees has any authority to make or give representations or warranty whatever in relation to this property. The partners of Reid Rose Gregory disclose an interest in this property.