

**PRICE  
REDUCED**



# Mixed Use Freehold Investment FOR SALE

*3 Fully Let Shops & 14 Ground Rents*

*The Signal Yard, Railway Street, Chelmsford CM1 1QS*

**LOCATION:**

Railway Street is situated a few hundred yards from both Chelmsford British Rail Station and the Bus Station. Chelmsford city Centre is approx. 5 minutes' walk.

**DESCRIPTION:**

A full let newly built mixed-use property with 3 retail units all let on Fri leases and 14 flats sold off on 125-year leases from 2021 providing yearly ground rents.

Income (tenancy Schedule on page 3.

3 x Retail Units - £45,000 pax  
14 x Ground Rents - £2,000 pa  
**Total Income - £47,000 pax**

**METHOD OF SALE**

The property is for sale by private treaty.

**TENURE**

The site is being sold freehold with existing tenancies.

**PRICE**

Offers are sought in the region of **£550,000 + VAT** (8.25% NIY)  
N.b Can be bought by way of a TOGC

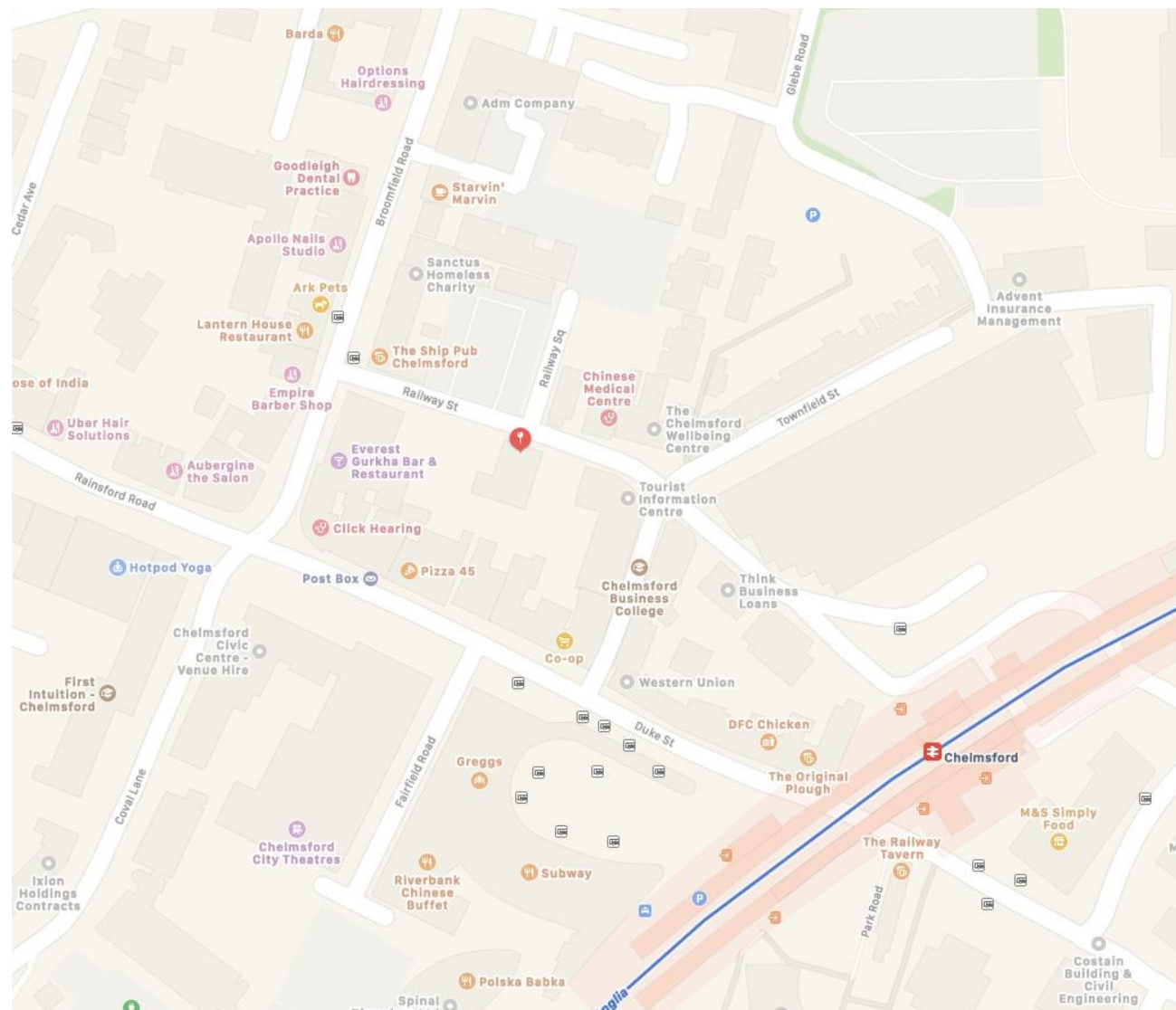
Further information via Sole agents

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**The Signal Yard, Chelmsford, Tennancy Schedule**

The Signal Yard, Railway Street, Chelmsford, CM1 1QS

Type	Address	Accommodation	Size sq m	Size sq ft	Lease Details	Current Rent (PA)	Outside Act	Rent Deposit	Rent Review	Start Date	Term	Rent Fre
Commercial	Unit 1	Ground Floor	69 sq m	742 sq ft	Power Health & Fitness Limited	£20,000	N	3 months rent	5 years	17-Aug-22	10 years	3 Months
Commercial	Unit 2	Ground Floor	35.8 sq m	385 sq ft	Ben Wilsons Barbers (Chelmsford) Limited	£12,000	Y	1 month rent	3 years	05-Sep-22	10 years	3 Months
Commercial	Unit 3	Ground Floor	46 sq m	495 sq ft	Vu To Pham (Bubble Tea)	£13,000	Y	3 months rent	3 years	23-Sep-22	10 years	2 Months

Total

£45,000

Type	Address	Present Lessee	Accommodation	Lease Details	Current Rent (PA)	Review
Ground Rent	Flat 1	India Grace Annemarie Kelly	First Floor	125 years from 11 June 2021	Peppercorn Ground Rent	N/A
Ground Rent	Flat 2	Rosemary Anne Richardson	First Floor	125 years from 30 April 2021	Peppercorn Ground Rent	N/A
Ground Rent	Flat 3	Hinesh Shah	First Floor	125 years from 26 October 2021	£250 p/a	N/A
Ground Rent	Flat 4	Jeffrey Robert Dunn & Alison Lesley Dunn	First Floor	125 years from 21 May 2021	£250 p/a	N/A
Ground Rent	Flat 5	Edward Daniel Brown & Karl Ian Johnson	First Floor	125 years from 15 April 2021	Peppercorn Ground Rent	N/A
Ground Rent	Flat 6	Jonathan Lee Hill	Second Floor	125 years 18 October 2021	£250 p/a	N/A
Ground Rent	Flat 7	James Andrew Eales	Second Floor	125 years from 01 April 2021	Peppercorn Ground Rent	N/A
Ground Rent	Flat 8	Kieran John Ellis	Second Floor	125 years from 09 April 2021	Peppercorn Ground Rent	N/A
Ground Rent	Flat 9	Robyn Katie Moores	Second Floor	125 years from 28th April 2021	Peppercorn Ground Rent	N/A
Ground Rent	Flat 10	David Andrew Field	Second Floor	125 years from 19 February 2021	£250 p/a	N/A
Ground Rent	Flat 11	Ritesh Patel	Third Floor	125 years from 05 March 2021	£250 p/a	N/A
Ground Rent	Flat 12	Graham Charles Kendrick Parker & Helen Joy Parker	Third Floor	125 years from 29 June 2021	£250 p/a	N/A
Ground Rent	Flat 13	E.V.Matthews Limited	Third Floor	125 years from 28 April 2021	£250 p/a	N/A
Ground Rent	Flat 14	Sarah Wright	Third Floor	125 years from 05 February 2021	£250 p/a	N/A

Total

£2,000 p/a

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