

16 & 16A COGGESHALL ROAD BRAINTREE, CM7 9BY

£340,000

Fully Let Braintree Town Centre Investment – 7.6% Net Initial Yield

A mixed-use mid-terrace retail/office freehold investment prominently located on Coggeshall Road, Braintree, producing a total current income of £25,900 per annum from three tenants on recently commenced leases. The property is offered with an asking price of £340,000, reflecting a strong town-centre investment opportunity.

Coggeshall Road, is within close proximity to Bank Street and directly opposite the White Hart Hotel. Nearby occupiers include Lloyds Bank and Barclays Bank to the west and Sainsbury's to the east. There is paid Public parking close by at Sainsbury's and The White Hart.



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Braintree is an established historic market town in Essex, situated approximately 10 miles from Chelmsford and 15 miles from Colchester. The town benefits from strong transport links via the A120, A12 and A131, with the A120 providing access to Stansted Airport and London via the M11. Braintree has two railway stations, with one located approximately 0.4 miles from the property, providing regular services to London Liverpool Street.

Schedule of Areas (NIA):
Ground Floor – 740 sq ft
First Floor – 308 sq ft
Second Floor – 160 sq ft
Storage – 150 sq ft
Total: 1,358 sq ft

Ground Floor

Self-contained retail unit with independent street access
Includes a separate outside room, accessed via a gated rear alleyway
Historically occupied as a hairdressers for in excess of 40 years, now fitted as a barbers The adjoining Thai restaurant has a shared right of way through the rear alleyway

First Floor

Subdivided into three rooms
Currently occupied for beauty treatment use
Shared kitchen and WC facilities serving first and second floors

Second Floor

Occupied as an office suite
Includes an integrated storage cupboard
Additional separate storage area located within the roof

eaves and accessed independently

Planning

The property benefits from established Class E use (formerly Class A1 / A2).
A D1 (Non-Residential Institution) planning application is currently pending.
Interested parties are advised to make their own enquiries with:
Braintree District Council – 01376 552525

Business Rates

The property appears in the Valuation List.
<https://www.tax.service.gov.uk/business-rates-find/results>

Services

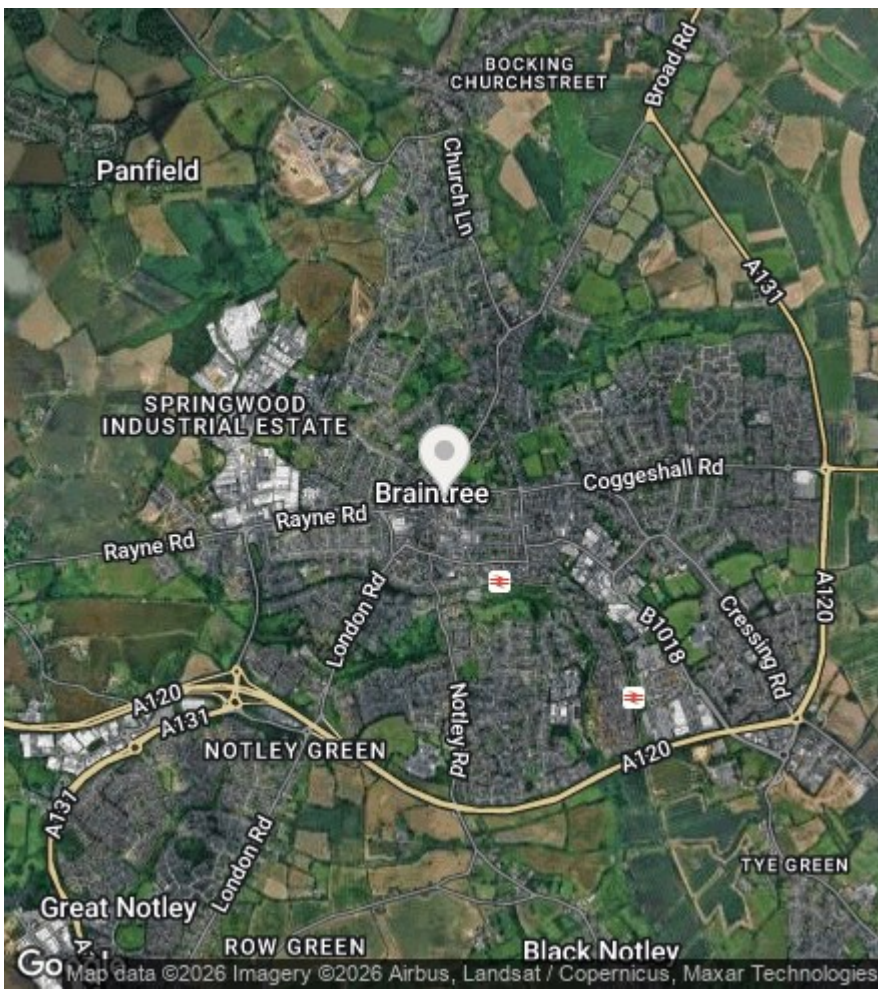
We understand the property is connected to mains water, electricity and drainage.
These services have not been tested, and prospective purchasers should rely on their own enquiries.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, purchasers will be required to provide proof of identity, address and source of funds prior to solicitors being instructed.

Viewing

Strictly by appointment.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E		44	(39-54) E
(21-38) F			(21-38) F
(1-20) G	11		(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Grange Property Services
 Lynderswood London Road
 Braintree
 Essex
 CM77 8QN

01245 360 715
 fiona@grangeproperty.co.uk
 www.grangeproperty.co.uk

