



68 Woodland Avenue
Hutton, Brentwood,
Essex, CM13 1HH

FOR SALE, HUTTON (BRENTWOOD) ESSEX,
SALE & LEASEBACK OPPORTUNITY



The Property: All measurements are approximate, and were measured on a gross internal area basis (GIA). Shop: 868 sq.ft. overall. Store: 159 sq.ft. Garage/Store: 282 sq.ft.

Features:

- Sale & Leaseback Opportunity
- Handsome Showroom Premises
- On Comprehensive Local Parade
- Close Shenfield
- Established Bedroom/Kitchen Design Company

Tenure: Freehold. The property is held under two titles, one for the shop, flat & store, and the other for the garage/store. The flat above the shop was sold on a 999 year lease from 31st October 2007, at a peppercorn ground rent.



Business Rates: The property is entered onto the 2023 rating list with a value of £13,500.

Leaseback Details: Two of the current owners are prepared to enter into a lease of the shop, store & garage/store, on terms to be agreed, at a rent of £14,000pa.

Proposed Tenant: The existing trading Company, George Barnett Kitchens Ltd <https://www.georgebarnettkitchens.co.uk/> have been trading from this location since 2017. Underpinning This will be the personal guarantees of two Directors. The Company scored 89 on an Experian Credit Report and considered a 'Low Risk'.

Legal Fees: Each party is to be responsible for their own legal fees.

Viewing: All arrangements to view are by appointment only, via Gerard Biagioni, on 01702 311 037. Email gerard@dedmangray.co.uk

Price: £255,000 Freehold