

Coke Gearing

consulting

Chartered Surveyors

3, 48 & 49 The Depot,
Fairfield Road, Braintree,
Essex CM7 3AG

Retail Investment 1,843 sq ft 171 sq m
(approx.)

- Partially *UNDER RENTED*
- Excellent future potential to increase rental value
- Onsite indoor and outdoor gym
- Ground floor retail shop investments

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For Sale

LOCATION

Braintree is a large town in Essex located along the A120 and around 20 miles to the west of Stansted Airport. Braintree town centre benefits from a variety of professional service providers and High Street retailers.

The properties are located along Fairfield Road providing great access into the town centre and surrounded by local amenities and established retailers.

DESCRIPTION

The property comprises a fully let retail investment arranged as three self-contained ground floor units within an established commercial parade. The accommodation extends to approximately 1,843 sq ft (171 sq m) overall and is configured to provide flexible retail space suitable for a range of occupiers.

Each unit is fitted to a good standard, benefitting from mains electricity, WC facilities, and prominent frontage onto Fairfield Road, providing visibility and accessibility for passing trade. The units are currently occupied by individual tenants, generating an immediate income stream.

OPPORTUNITY

Fully let retail investment comprising three ground floor units, producing immediate income with reversionary potential. Partially under-leased, the asset offers clear scope for rental growth and yield enhancement. Held on long leaseholds (circa 981 years remaining), this is a low-risk investment with secure tenure and asset management upside.

TENURE

Long Leasehold with a remaining term of 981 years.

PRICE

£399,000 for all three units, reflecting a blended yield of 8.25%.

LEGAL & PROFESSIONAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction

VAT

All rents and prices are exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this direction.

BUSINESS RATES

Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities. Further information can be found at www.gov.uk/find-business-rates

ENERGY PERFORMANCE CERTIFICATE (EPC)

3 The Depot – C – 67

48 The Depot – C – 56

49 The Depot – c - 54

ANTI MONEY LAUNDERING

In accordance with the latest Anti-Money Laundering legislation, the purchaser will be required to provide proof of identity and address to the selling agents prior to solicitors being instructed.

ACCOMMODATION

Address	Sq m	Sq ft	Tenant	Lease Terms	Landlord & Tenant Act 1954 (Part II)	Passing Rent	Rental Income	Business Rates - RV
3 The Depot	82	882	Sole Trader	5-year lease expiring 05/09/2029	Outside the Act	£20,000 per annum	Market Rent	£12,000
48 The Depot	41	445	Sole Trader	5-year lease expiring 04/10/2028 with Tenant break clause 05/10/2026	Outside the Act	£6,900 per annum	Reversionary	£6,400
49 The Depot	48	516	Sole Trader	5-year lease expiring 31/12/2031	Outside the Act	£6,000 per annum	Reversionary	





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Details prepared on 30/04/26