



An opportunity to buy the freehold to this shop in the High Street in Aveley village, Essex.

The property has an open plan trading area, staff room, kitchen, own wc and is let to a barbers at £9600 per annum providing a yield of 5.48% at asking price. The current lease goes to March 2035 with rent reviews every five years.

The property has benefitted from recent external improvements and is located near Lakeside, Thurrock with easy access to the A13 and M25.

Tenure: Freehold

Details provided are to the best of our knowledge, and are subject to change

Entrance

Electric roller shutter, door and window to:

Main Shop Area

25ft 8 x 14ft 2 narrowing to 11ft 2

Double glazed window to rear, three wash hand basins, door to:

Room 1

10ft 2 x 7ft 4

Windows to flank, access to:

Kitchen

9ft 3 x 4ft

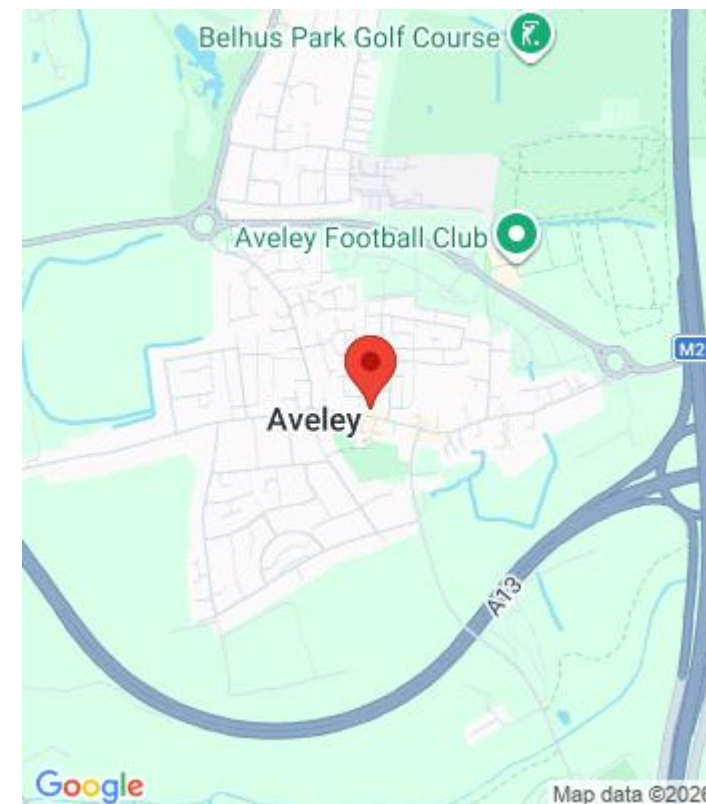
Window to rear, sink unit with cupboards above and below, work surface, fire escape door to rear, door to:

WC

Window to flank, low flush wc, wash hand basin.



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers/tenants must rely on their own inspection of the property. None of the appliances/services have been tested by ourselves. We recommend purchasers/tenants arrange for a qualified person to check all appliances/services before legal commitment.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	61	61
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Viewing by appointment only
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