



Choles
Yard

Choles Yard, 284 High Road,
North Weald, Essex, CM16 6EG



INCOME PRODUCING INVESTMENT

Development Potential (Subject To Planning)

- 2.3 Acres
- 16,000 sq ft Buildings
- Current Income £139,479 per annum
- Potential to Increase Income
- Car Parking
- M11 (J7) 2.5 miles
- VAT is not charged

Guide Price £2,500,000

Choles Yard is an established industrial and office estate located on the junction of the High Road with the A414 approximately 2.5 miles from the M11 Junction 7. The site measures approximately 2.3 acres and has approximately 16,000 sq ft of buildings arranged in three buildings. The remainder of the property is a mixture of let yard space, car parking and green space. Staff facilities on site are shared and located within Building 1, a single storey office building.

TERMS

Choles Yard is offered for sale, subject to the existing tenancies and an overage payment to be agreed should a residential development be achieved. The sale will be by way of shares in the landlord company.

Subject to planning offers will not be considered.

SERVICE CHARGE & BUILDINGS INSURANCE

A service charge is collected from the tenants towards building and common area repair and maintenance, upkeep and utilities, and insurances. Currently £34,000 per annum approx.



Number	Size SQFT	Annual Rent	Start Date	Expiry	Last Rent Review /Lease Renewal	Rateable Value	EPC Rating	Comment
Office 1	187					£1900	Whole building D	Quoting £ 2220
Office 2	215	£ 2340	01/04/25	31/03/26		£2100		
Office 3	215	£ 2460	01/02/14	31/01/15	Jan-23	£2000		
Office 4	215					£2025		Quoting £ 2340
Office 5	215	£ 2340	01/12/25	30/11/26		£2300		
Office 6	215					£2150		Quoting £ 2340
Office 7	215	£ 2340	01/05/21	30/04/22	Aug-24	£2100		
Office 8	215					£2100		Landlord occupied
Office 9	168	£ 2040	01/08/21	31/07/22	Aug-24	£2025		
Office 10	168	£2160	1/8/2026	31/01/27		£2025		
Office 11	168	£ 2040	23/01/15	22/01/16	Apr-25	£1425		
Office 12	168	£ 2040	01/11/25	31/10/26		£1625		
Office 13	168					£1675		Quoting £ 2160
Office 14	133	£ 1560	2009		Jan-23	£1375		
Offices 15-20	662					£6200		Quoting £ 8275
Office 21	62					£510		Landlord Store
Office 22	158	£ 2040	26/02/24	25/02/25		£1525		
Unit 1G	313	£ 1320	2011		Jan-23	£15250	D	
Yard 4	6,210	£ 9240	01/01/01	31/12/01	Jan-23			
Unit 1A	1,020	£ 10860	01/06/18	31/05/19	Jan-25	£7000	C	
Yard 1	3,294							
Unit 1B	1,030	£ 6240	01/08/20	31/07/21	Aug-23	£6500	D	
Unit 1C	1,500	£ 10500	18/09/23	18/09/26	Sep-23	£9800	D	
Unit 1D & 1D1	1,302	£7920	01/02/10	31/01/11	Jan-23	£8400	C	
Unit 1E	674	£ 3720	01/08/14	31/07/15	Jan-23	£4400	Combined 1D	
Unit 1F	1,017	£ 3840	01/08/14	31/07/15	Jan-25	6600	C	
Unit 3A and 3F	1,981	£ 16680	2002	21/07/28	New Lease Jul-25	£12250	C	
Unit 3B and 3C	880	£ 6180	18/04/16	17/04/17	Jan-25	£5500	C	
Unit 3D	1,442	£ 11200	16/08/22	15/08/28	New lease Aug-25	£9100	D	
Unit 3E	1,442	£ 9720	01/04/03	31/03/06	Jan-25	£9700	E	
Yard 2	14,744	£ 17400	1993		Jan-23	£18250		
Yard 3	2,551	£ 3300	01/03/99		Jan-25	£1925		

LEGAL COSTS

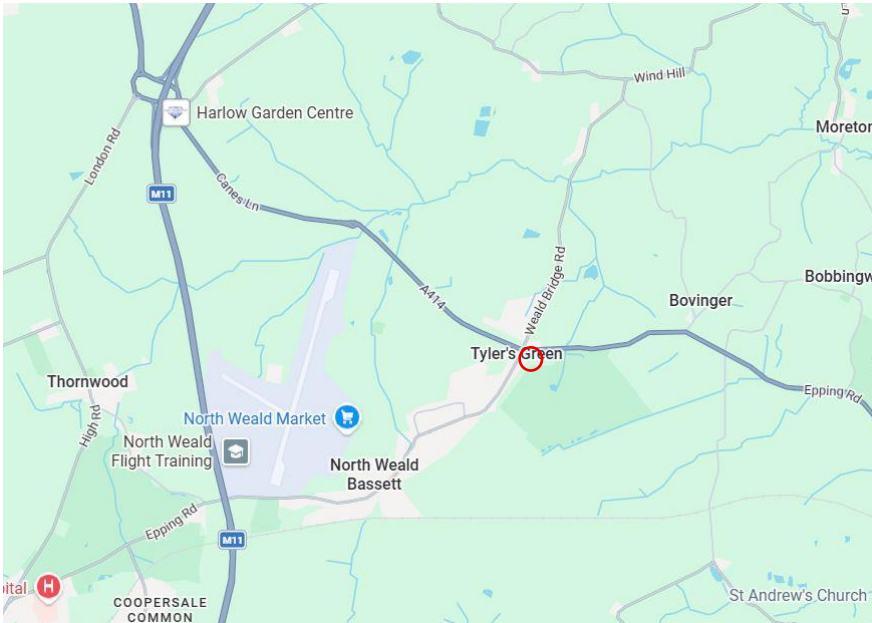
Each party to bear their own legal fees incurred in the transaction.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of VAT. Any intending tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We understand VAT is **not charged** on sums due.

MONEY LAUNDERING REGULATIONS 2017

Estate Agents are required to gain proof of identity from Companies and Individuals before accepting an offer for any property. A fee of £48 is payable towards our third party providers costs in gaining this information.



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