

HALSTEAD ESSEX



Commercial investment

Former Cinema, operating as takeaway premises,
acquired for Clients 2007 let as a Chinese takeaway with
a 8.5% yield.

**Since converted by purchaser into a novel and successful ballpark play
area.**

(May be available to let or for sale)

Retail Area approximately 1360 sq ft / 126 sq mts.

Total Area approximately 3,650 sq ft / 339 sq mts.

Boars Head Properties, PO Box 9803, Sudbury, Suffolk CO10 7WQ
Tel. 01787 372 476 Mob. 07740 605 928

Halstead

Halstead is a busy market town in North Essex of approximately 11,000 people. It boasts a full range of shops, pubs and restaurants and a catchment population of 20,000 within a six mile radius.

The premises

The premises comprise a former cinema, built in the early part of the last century, which has been trading as a Chinese take away for approximately the last twenty years. Trinity Street is the main access road into Halstead from Braintree, making the site highly visible on a very busy vehicle thorough fare. There is public parking in Kings Rd opposite and in the car park in Butler Rd, 40 yards away.

Accommodation

According to our calculations the property has the following accommodation:

Ground: 2,260 Sq Ft / 210 sq Mts Gross

Total : 3,649 Sq Ft / 339 Sq Mts

Tenure – Leasehold

Terms

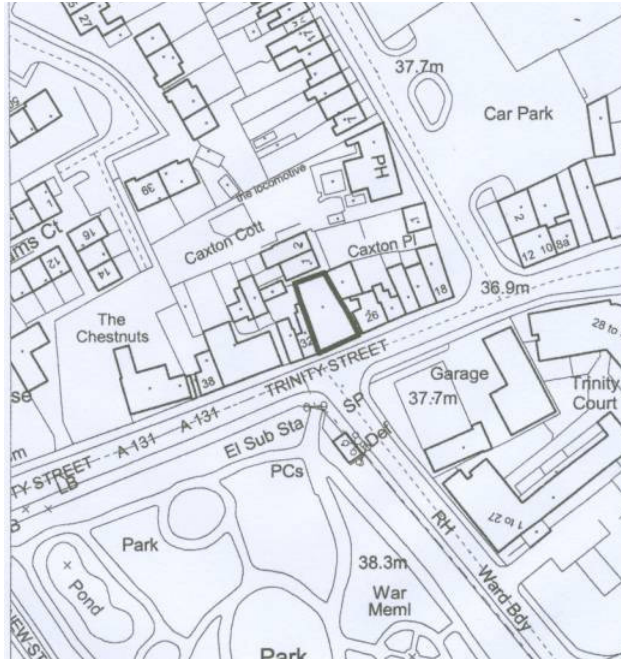
A new lease drawn on effective repairing and insuring terms of years to be agreed incorporating periodic, upward only, reviews.

Asking rent

£30,000 PA.

Town Planning

The property is classified as A5 (hot food for consumption off the premises)



Rateable Value

We are advised by Braintree District Council that the property has a rateable value of £7,000 pa

Legal Costs

Each party is to be responsible for their own legal costs incurred during the costs of any transaction

Viewing

Strictly by prior appointment. Please contact Martin Runnacles on 01787 372 476 or 07740 605 928. mrunnacles09@btinternet.com

Misrepresentation Act 1967

Martin Runnacles t/a Boars Head Properties for themselves and for the lessors of this property whose agents they are give notice that (1) the particulars are set out as a general outline only for the guidance of intending lessees and do not constitute nor constitute part of an offer or a contract, (2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (3) we have no authority to make or give any representation or warranty in relation to this property.