

## FOR SALE FREEHOLD INVESTMENT – BUDGENS CONVENIENCE STORE & TWO FLATS

74-76, 74A AND 76A CHURCH LANE, DODDINGHURST, BRENTWOOD CM15 0NG



## LOCATION

The parade of which the property forms part is situated on the north side of Church Lane at its junction with All Saints Close. Doddinghurst Infant and Junior Schools lie on the opposite side of the road. Brentwood lies approximately 5km to the south.

The premises are conveniently located to serve the local community and surrounding villages.



## DESCRIPTION

Purpose built convenience store and post office at the end of a parade of six small shop units with residential thereover. The demise includes two self-contained, vacant flats. Additionally, there are two garages which are situated to the rear of the premises. To the front of the parade there is customer parking for approximately 25 vehicles. To the rear there is a service area.

Mass & Co give notice that these particulars are set out as a general outline only for the guidance of intending purchasers or tenants, are correct to the best of our knowledge and do not constitute any offer or form of contract. Any figures quoted may be subject to VAT in addition. No warranty is implied in relation to electrical, mechanical or other equipment.

## ACCOMMODATION

### Convenience Store

Ground Floor 3,893 sq.ft  
First Floor 1,471 sq.ft  
5,364 sq.ft

2No. Garages

### Flat 74A

Two bedrooms, living room, kitchen & bathroom 570 sq.ft GIA

### Flat 76A

Two bedrooms, living room, kitchen & bathroom 570 sq.ft GIA

## EPC

Information awaited

## LEASE

The convenience store, first floor storage and two garages are let on a 15 year lease to Zingzone Limited (Company Number 05774121) being on effective full repairing and insuring terms from 16 November 2018 at a rent of £56,000 per annum subject to 5 year rent reviews. The tenant has a break option effective 16 November 2028 subject to giving at least six months notice. Robert Avery is Guarantor to the Lease.

The flats are offered with full vacant possession.

## Tenant

Zingzone Limited has been in occupation for in excess of 12 years as a franchisee trading in the style of Budgens

## VAT

The property is not elected for VAT.

## TENURE

The property is to be sold freehold with the benefit of the lease described above and vacant possession of the two flats. **Price £1,350,000 subject to contract.**

## LEGAL COSTS

Each party to bear their own legal costs

## FURTHER INFORMATION

For further information please contact selling agent:

**Mass & Co – 01277 201300** - Mark Burton – [mark@massandco.com](mailto:mark@massandco.com)

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