

# INVESTMENT FOR SALE WORKSHOP / TRADE COUNTER

Unit 1 Enterprise Court, Lakes  
Road, Braintree, Essex, CM7 3QS

**JOSCELYNE  
CHASE**

PROPERTY CONSULTANTS  
SINCE 1777

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LIGHT INDUSTRIAL UNIT CURRENTLY OCCUPIED BY JLA COMPUTER  
SERVICES AVAILABLE TO BUY FREEHOLD AS AN INVESTMENT.

- Let on a 5 year lease until November 2020 to JLA Computer Services Ltd at a rent of £11,000 per annum
- Prominent Position
- 3 Phase power
- Gross initial yield 7.1%

## **£155,000 Freehold**

For further information or to arrange a viewing  
please call **01376 554 518** or **554501**

## LOCATION

Enterprise Court is located just off Lakes Road which forms part of the main access route between Braintree town centre and Freeport Designer Outlet Village.

Enterprise Court is located in an area popular for a range of trade counter and car showroom occupiers including Bathstore.com, Tile Giant, Peugeot, Buildbase, Cannon Motorcycles and Wickes.

Braintree Railway Station provides a mainline rail service to London Liverpool Street with a journey time of approximately one hour. Enterprise Court is within easy reach of the A120, M11 and Stansted Airport.

## DESCRIPTION

The subject property is an end terrace unit of steel frame construction with a mono pitch roof. The property has been adapted to suit the requirements of the current occupier including the installation of a glazed front door and two windows to the front elevation. The property is suitable for a number of uses including Light Industrial, Workshop and Trade Counter (STP).

## ACCOMMODATION

The unit extends to approximately **1250 sqft GIA (116 sqm)** and has a small forecourt area for parking.

## TERMS

The property is available to buy freehold at a price of **£155,000** subject to the existing lease.

The current tenant, JLA Computer Services Ltd, has a lease on the property for a 5 year term which expires in November 2020. The lease is personally guaranteed by the tenant Mr John Lowton. Rent payable is £11,000 per annum.

## SERVICES

All main services are available, the gas supply is not currently metered. Please note Joscelyne Chase has not tested any of these services.

## RATEABLE VALUE

The property has a rateable value of £9900. The current rate in the £ is 49.3p which makes the rates payable approximately £4900 per annum. Small business rate relief may be achieved. Applicants are recommended to confirm the above information direct with Braintree District Council, tel. no. (01376) 552 525.

The current tenant is responsible for the business rates, during the course of the lease.

## LEGAL FEES

Each party to pay their own legal costs.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Please contact our office if you would like a copy of the full report.

## VIEWING

Strictly by appointment with **JOSCELYNE CHASE**, please contact the **Commercial Department (01376) 554 518 / (01376) 554501**.



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These particulars are believed to be correct but do not  
constitute an offer or contract