



VANDERWALD

FOR SALE

4 North Road

Brentwood CM14 4XE



Vanderwald Estates Ltd
vanderwald.co.uk
info@vanderwald.co.uk
020 8157 7450

Description:

We are happy to bring to market this fantastic opportunity to purchase the freehold of a detached commercial unit near the Brentwood City Centre. The property is around 55 sqm / 596 sqf and has frontage on North Rd. the location is desirable being just at the edge of a parade and being in close proximity to Brentwood high street.

The unit is currently let to Pink Garlic which is a hot food takeaway at a rent of £14,000. They are holding over and we believe that the market rental value of the property is around £30,000.

Key Features:

- Tenure – Freehold
- Premises totals 55 sqm / 596 sqf
- Current rental income of £14,000 p.a. (ERV of circa £30,000)
- Price: £235,000 ex-vat
- Vat is not applicable to this property.

Location:

Brentwood is a commuter town situated 23 miles northeast of Central London. London Liverpool Street is accessible by train in 36 minutes. The property is situated to the north of the town centre, and off Ongar Road (A128) at its junction with North Rd.

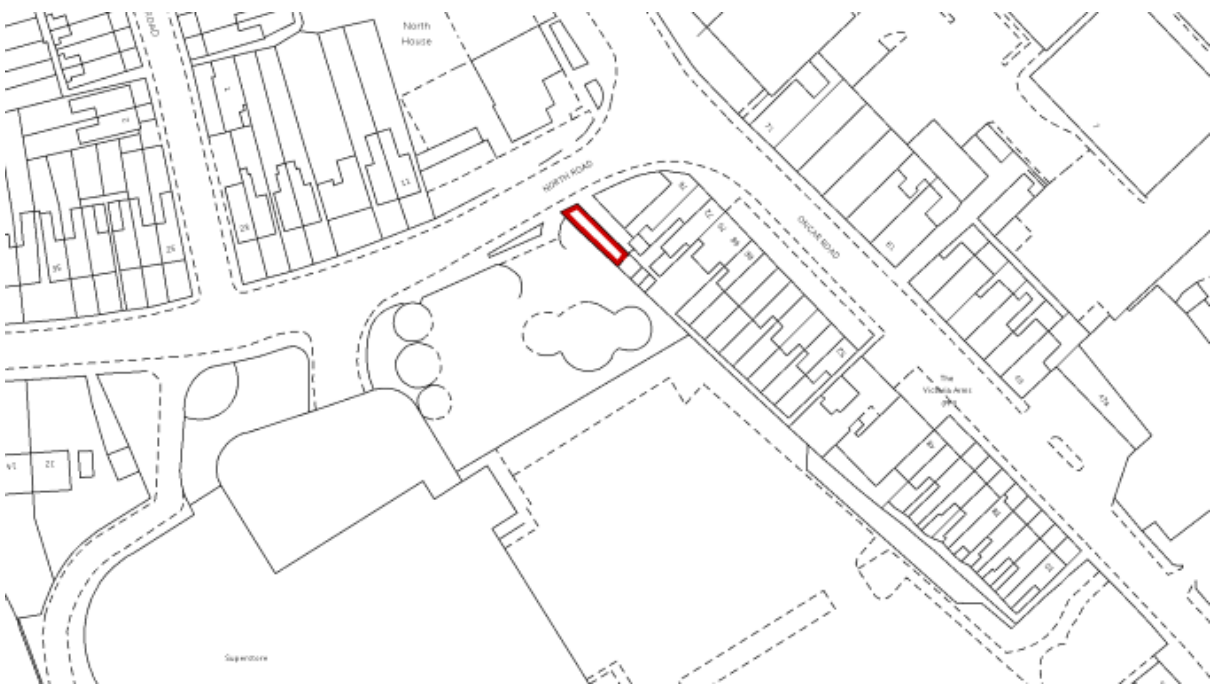
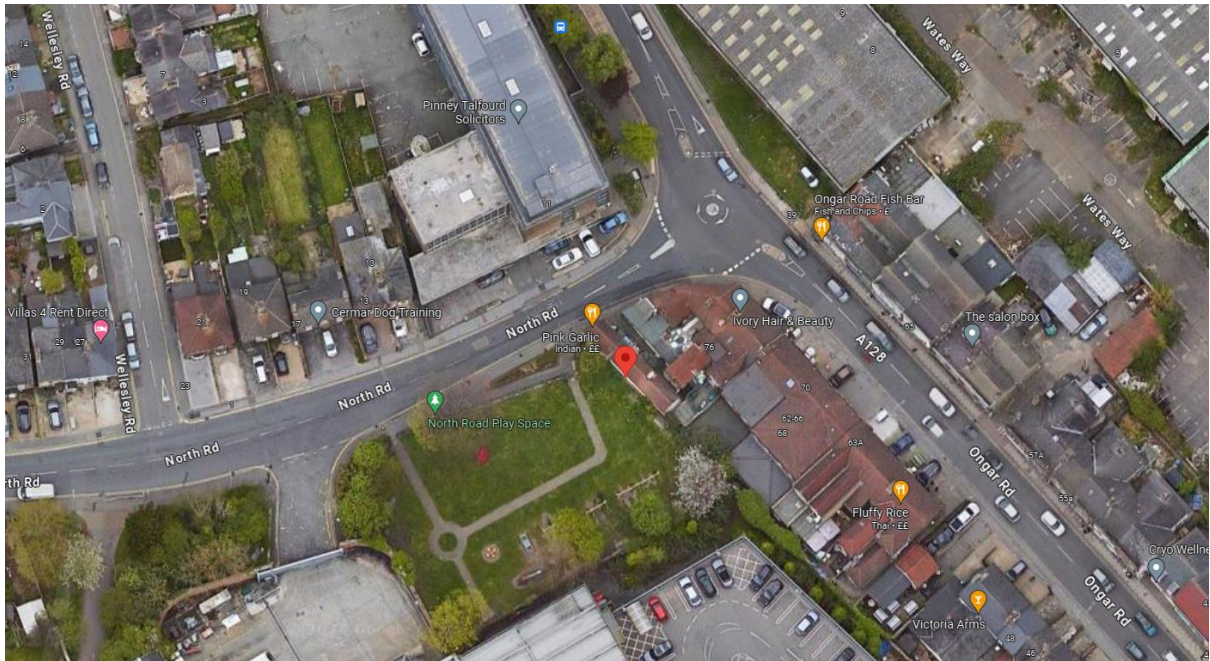
Occupiers close by include Sainsbury's, M&S and other local and national retailers, and eateries.

Vanderwald Estates have represented the information here based on information provided by the vendor. All potential buyers should only rely on their own due diligence and inspections.





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