



INVESTMENT FOR SALE

Well Let Retail Parade Adjacent To Sainsburys Supermarket • Leases Run To 2024-2035 • Net Initial Yield 7.29%

Elm Cross Shopping Centre, Rowden Lane, Bradford On Avon, Wiltshire, BA15 2AZ.

Carter Jonas

LOCATION

Bradford On Avon is an historic mill town with a resident population of approximately 10,000, with a wider catchment from surrounding villages. The town is a popular tourist destination, due to a high proportion of historic buildings, including a Saxon church and a medieval tithe barn. It is well situated regionally, offering good road and rail communications with the neighbouring centres of Trowbridge (5km), Bath (13km) and Bristol (30km to the north west). Junction 17 of the M4 is 25km to the north.

Elm Cross Shopping Centre lies just off the Frome Road (B3109), one of the main feeder roads into Bradford On Avon town centre, which lies approximately 1.5km to the north of the subject property. The retail parade is an established location, being adjacent to the extended Sainsburys supermarket and the Kennet and Avon Canal, which is adjacent to the estate.

DESCRIPTION

The property comprises a terrace of three, single-storey, lock-up retail units currently occupied by a dry cleaners, Chinese takeaway/restaurant and a Domino's Pizza. To the rear of the property is unloading and tenant parking. Customers have the right to use the main supermarket car park.

ACCOMMODATION

The premises extend to the following approximate floor areas:

Unit	Sq M	Sq Ft
Unit 1 (28 Elm Cross Shopping Centre)	66.90	720
Unit 2 (27 Elm Cross Shopping Centre)	95.38	1,027
Unit 3 (26 Elm Cross Shopping Centre)	82.02	883
Total Area Approximately	244.3	2,630

TENURE

The property is held on a long lease for a term of 999 years from the 1 January 1987, subject to a rent of one red rose. The shop units are let on commercial tenancies, all on effectively full repairing and insuring terms, as follows:

Unit	Tenant	Lease Start	Lease End	Rent Review	Breaks	Rent P/A
Unit 1	J Ogden, T/A Smarty Dry Cleaners	01/07/2010	30/06/2025	3 years	None	£13,750
Unit 2	Mr Li, T/A Beijing Paradise	25/12/2009	24/12/2024	3 years	None	£16,000
Unit 3	D P Realty Ltd, T/A Domino's Pizza	01/01/2016	31/12/2035	5 years	10th Year	£16,200
Total						£45,950



PROPOSAL

We have been instructed to seek offers of £600,000 (SIX HUNDRED THOUSAND POUNDS) subject to contract and exclusive of VAT for our client's long leasehold interest. A purchase at this price would show an investor an attractive net initial yield of 7.29% assuming purchaser's costs at 5.05%.

INFORMATION

To view copies of Leases, Title information, EPCs and other information, please contact Colin Scragg at Carter Jonas.

VAT

All figures quoted are exclusive of VAT, if applicable.

VIEWINGS

Viewings are strictly by appointment only and must be organised through sole agent, Carter Jonas.

CONTACT

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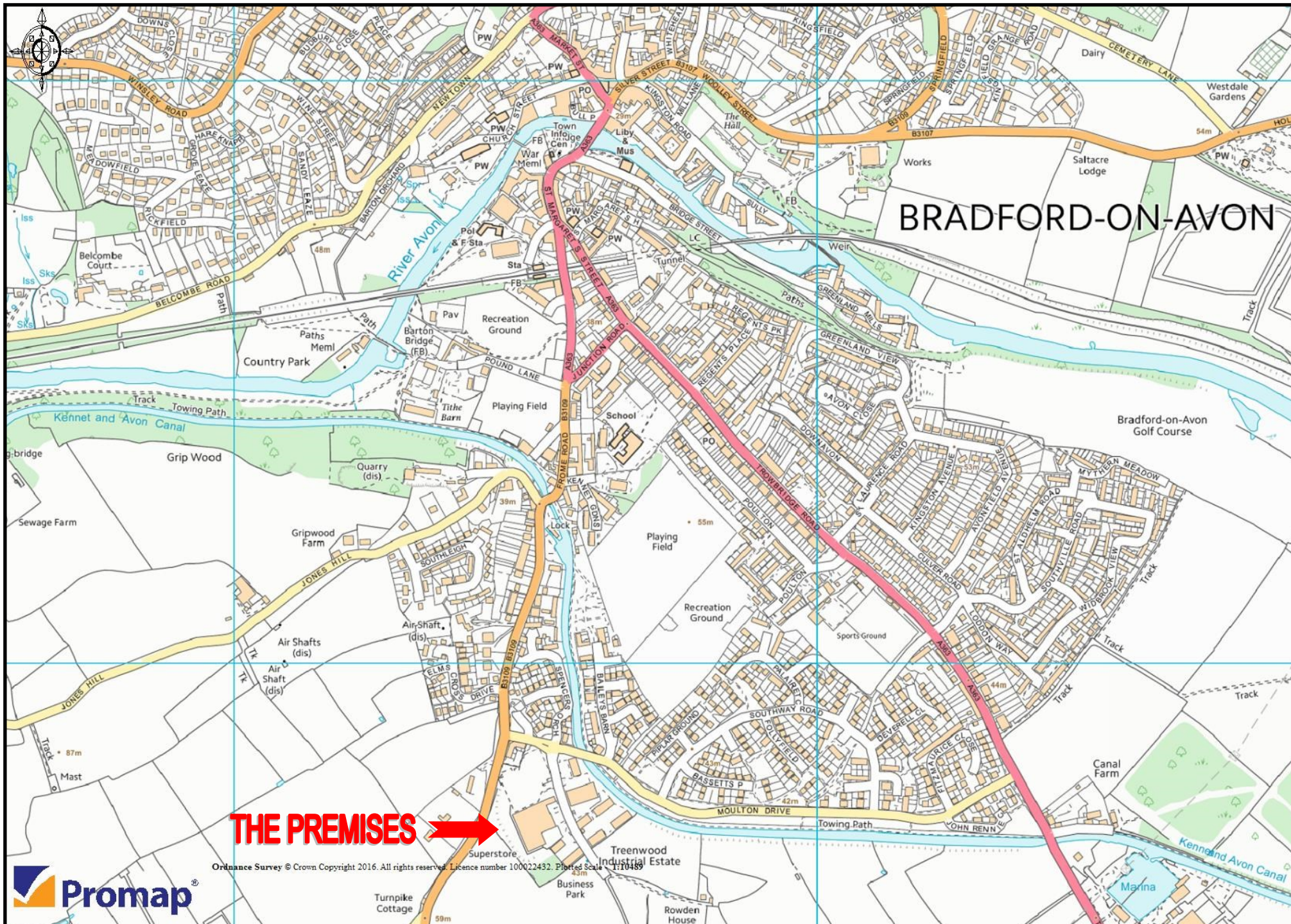
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Important Information

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.



BRADFORD-ON-AVON

THE PREMISES

