

# FOR SALE

Retail / Office / Residential Investment

## REEVES WAY

South Woodham Ferrers, Chelmsford, Essex, CM3 5JX

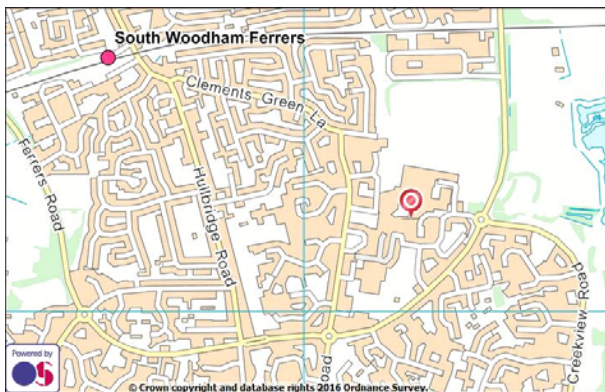


- Town Centre location
- Multi-let incoming producing investment

**KEMSLEY**  
PROPERTY CONSULTANTS

**01268 532425**  
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## LOCATION

South Woodham Ferrers is situated in the South East Essex Area approximately 35 miles east of central London and 5 miles distant of Wickford and Rayleigh town centres, accessed via the A132 which provides good communications with the A130 and nearby arterial roads which provide direct communications to the M25 and national motorway network. South Woodham Ferrers has a main line railway station providing services to the City.

## DESCRIPTION

Reeves Way comprises four retail units at ground floor, along with a residential flat and a number of office suites at first and second floor.

Floor plans available upon request.

## ACCOMMODATION

Reeves Way 11,308 Sq Ft (1,050 Sq M)

*The above net floor areas are approximate and have been provided by the vendor.*

## TENURE

Reeves Way is available upon a long leasehold basis, subject to the existing tenancies.

Currently producing a rent of £95,179 per annum exclusive, with the opportunity to increase this to £117,550 per annum exclusive once the remaining suites are let.

Reeves Way is subject to a ground rent payment of £23,750 per annum.

Full tenancy schedule available upon request.

## PRICE

Offer in excess of £1,000,000 exclusive are sought.

## EPC

Available upon request.

## VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

## BUSINESS RATES

Each Tenant is responsible for their business rates payable.

## LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.



## CONSUMER PROTECTION REGULATIONS

It is recommended that applicants seek independent professional advice in relation to the acquisition of this property. Further information is available from the Useful Links page on our website.



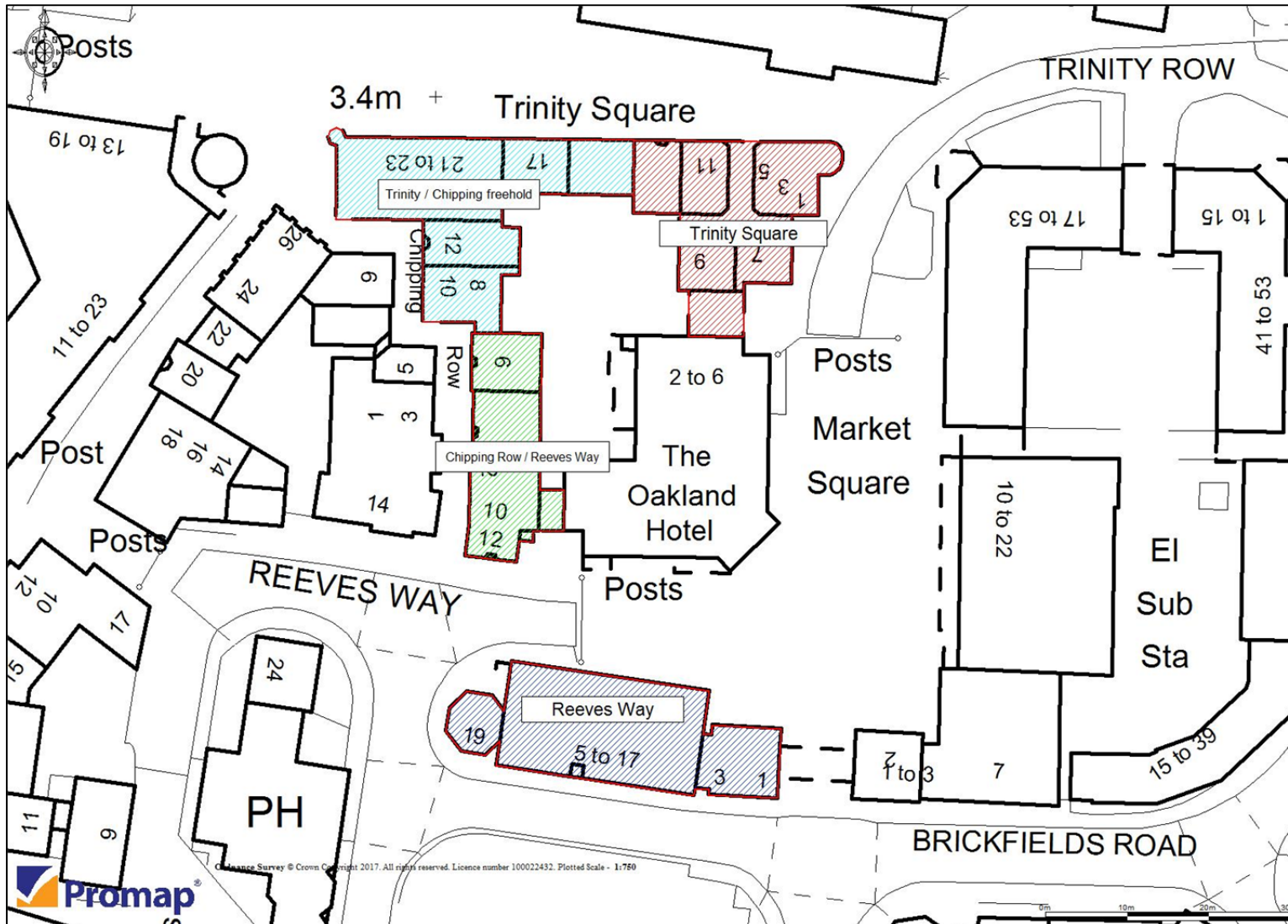
## CONTACT

Strictly by appointment via sole agents:

Colin Herman  
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Email: colin.herman@kemsley.com

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