
VANDERVELLS

BUSINESS TRANSFER CENTRE

Covering Suffolk & Essex
Telephone (01473) 713589
www.vandervells.com



Investment Opportunity Ref: MM/1027/SE

This is a freehold property in a prime position run as a transport cafe. The business was initially run by the vendor but now subject to a lease agreement. We understand that there has been a transport cafe in this location at least for the last 20 years and is a favourite stop off for commercial drivers travelling to London. Making this an extremely sound investment.

TENURE:

Currently let on a 12 year fully repairing renewable lease starting in 2000 with rent reviews every 4 years. Rent £11,500 p.a. with a rent review due in June 2008 when the proposal is to increase the rent to £15,000 to take into account large increases in property prices in this sought after area.

RATES:

Current rateable value of the shop area is £3,450

PREMISES:

A freehold mixed-use commercial/residential property with a 35 sq metre shop area with A3 consent. Commercial Kitchen. Stockroom and Toilets. There is also a 2 bedroom flat with a separate entrance and 8ft

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courtyard garden to the rear. Kitchen and Reception Room. Parking for 3 vehicles directly at the front of the property, with free parking for commercial vehicles in a lay-by close by.

PRICE: Freehold, £225,000

VIEWING: Strictly by appointment through Vandervells

LOCATION: Situated on the main A13 into London

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