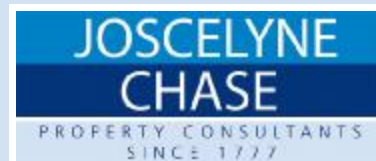


FOR SALE FREEHOLD INVESTMENT

Brook House Barn, Brook House
Road, Great Tey, Colchester, CO6
1AX



18-20 Bank Street,
Braintree, Essex, CM7 1UP
F 01376 554 500
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T 01376 322 222



Attractive barn conversion consisting of three buildings having a total net internal area of approx 4,175 sq ft (387.9 sq m) on a site extending to circa 0.8 acres subject to survey.

- The main building will be leased back on a 10 year lease at £36,000 pa
- Located ½ mile from Great Tey village and 2 miles from the A120
- The remaining 1,465 sq ft will be left vacant and could be let as offices subject to refurbishment
- Ample car parking
- Potential for a further extension to the office space.

£585,000 Freehold

For further information or to arrange a viewing
please call [01376 554 514](tel:01376554514)

LOCATION

Brook House Barn is located in an attractive rural position, approximately half a mile from Great Tey Village and in close proximity to the surrounding larger villages of Coggeshall, Marks Tey and Earls Colne.

The property is within 2 miles from the A120 and 3.5 miles from the A12 at Marks Tey a village which has a main line railway station providing direct services to London Liverpool Street.

DESCRIPTION

Brook House Barn can be split into three parts.

The main building is a converted barn providing modern office accommodation. A large part of the property has a full height vaulted ceiling with a mezzanine floor accessed via an internal spiral staircase. The building has a kitchen together with male and female toilets. There is visitor parking in front of the building.

To the rear in a separate building there is a refurbished studio which has attractive views of the surrounding countryside. Subject to the provision of toilets, this area could become a self contained office building.

The third part has been left in its original condition and is currently used for storage. This area could be enlarged and converted into a further office suite.

ACCOMMODATION

Main building	2,710 sq ft (251.8 sq m)
Refurbished studio	800 sq ft (74.3 sq m)
Store	127 sq ft (11.8 sq m)
Outbuilding	538 sq ft (50 sq m)
Total area	4,175 sq ft (387.9 sq m)

TERMS

The property is for sale freehold the price being £585,000.

The sale is subject to a leaseback of the main building to Pelican Media Ltd for a term of ten years at a rent of £36,000 pa, subject to a tenant's right to break at the end of the fifth year or an upward only rent review at the end of the fifth year.

The property provides an opportunity for an investor to create a rural business park. Alternatively an owner occupier could acquire the property and occupy all or part of the remaining property while enjoying the income from Pelican Media Ltd.

Pelican Media Ltd is a specialist property marketing and design consultancy having an impressive list of major clients. Further information on the company's turnover and profits can be provided on request.

SERVICES

The property has a mains water and electricity supply. Drainage is via a septic tank. Note: Joscelyne Chase has not tested any of the services.

RATEABLE VALUE

The property is currently assessed with a rateable value of £19,000. The rate in the pound for 2009/10 is 48.5p

LEGAL FEES

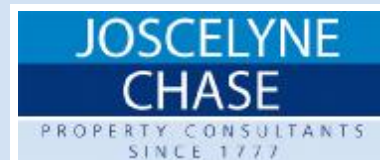
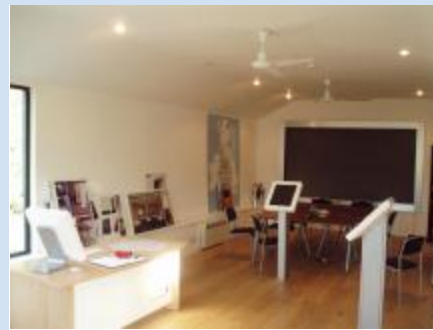
Each party is responsible for their own legal fees.

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 or 554507.



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