

FOR SALE

Investment/Development* Opportunity

6.45 Acres (2.61 Hectares)

(* subject to planning)

Former Basildon Rose Gardens,
Burnt Mills Road, Basildon, Essex, SS13 1DY



- Current Gross Rental income £63,844 per annum

- Residential and/or commercial development potential
(subject to planning)

KEMSLEY
LAND & DEVELOPMENT

www.kemsley.com

Kemsley LLP, 113 New London Rd, Chelmsford CM2 0QT

Former Basildon Rose Gardens, Burnt Mills Road, Basildon, Essex, SS13

Location

The property is located on the southern side of Burnt Mills Road on the eastern side of Basildon and to the north of North Benfleet. Burnt Mills Road links with Pound Lane to the east which in turn has direct access on/off the A127 Southend Arterial Road. At the western end of Burnt Mills Road is a large industrial estate and also large scale residential development. To the north is farmland which has been earmarked for potential future development, and to the south is 'plotland' residential development.

Description

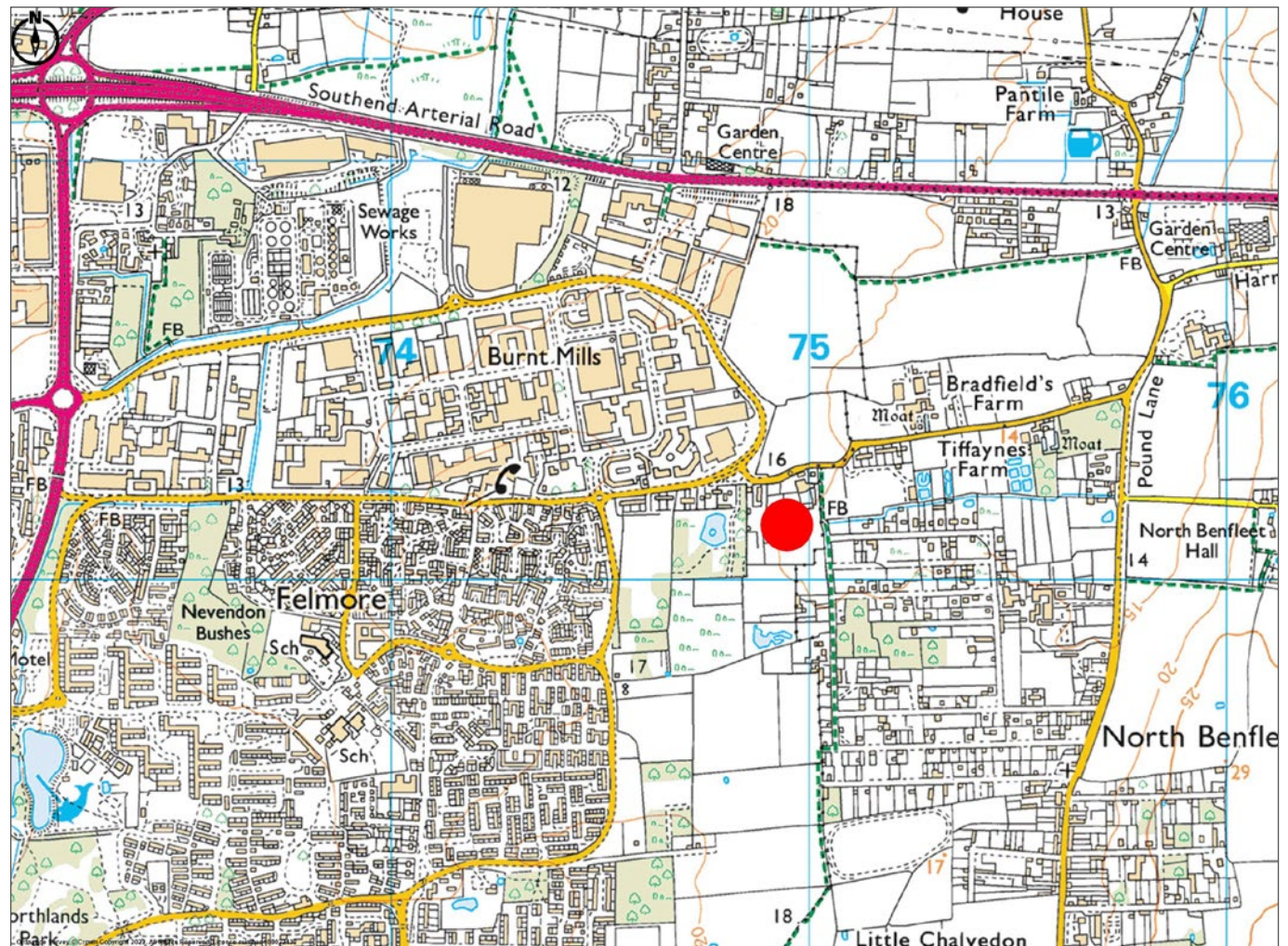
The property currently comprises a mix of open land, car parking and commercial buildings occupied on a series of tenancies. The main building on site is a combination of single storey units, having been extended sporadically over time. There are further single storey detached properties on site mainly of timber frame or prefabricated construction (some occupied and some dilapidated).

Site Area

We have measured the site via digital mapping and understand that the site area is approximately 6.45 acres (2.61 hectares).

Additional Land

2 further land parcels of 1.83 acres and 1.94 acres may be available by separate negotiation.



Former Basildon Rose Gardens, Burnt Mills Road, Basildon, Essex, SS13

Planning

The site is currently located within Metropolitan Greenbelt, however has a variety of commercial uses operating from the site. The site has been entered into the Housing Economic Land Availability assessment (reference SS0417) and considered suitable for residential development.

Indicative schemes for housing led and mixed use developments have previously been drafted for the subject site although interested parties should satisfy themselves as regards to planning potential of the site, whether that be residential or commercial in nature.

Local Plan

The Local Development Scheme (LDS) was approved by Cabinet on 22 September 2022 and has been referred to Full Council for adoption. The LDS will be considered at Full Council on 17 November 2022. The 'Call for Sites' has also been approved by Cabinet and will enable interested parties to come forward with sites they are interested in developing (taken from basildon.gov.uk, Local Plan Update 6 October 2022). The subject property was put forward for review through the previous Housing and Economic Land Availability Assessment (HELAA) process – site ref SS0417 - and has been re-entered in the new HELAA.

Tenure

The property is held freehold and is available to be purchased subject to the existing tenancies. Copy leases available upon request.

UNIT	FLOOR AREA		TENANT	USE	RENT	RENT REVIEW	LEASE START	LEASE EXPIRY	BREAK
	ft2	m2							
1	1772	165	DARREN WARDLE	ADULT EDUCATION	£20,000 pax	TBC	01.08.2020	31.07.2030	Development break
2	2774	258	MR R ADAMS t/a HOLLAND PARK BOXING CLUB	BOXING GYM	£10,000	None	01.11.2018	31.10.2023	01.05.2019 Mutual (2m notice)
3	654	61	OWNER OCCUPIED	STORAGE	£0	None	None	None	None
4	332	31	STOCKS BARBER SHOP	BARBER	£5,196	None	10.03.2021	09.03.2023	None
5	1596	148	SECOND STEPS DAY NURSERY LTD	CHILDRENS NURSERY	£12,000 pax	01.02.2024	01.02.2019	31.01.2029	01.02.2024 Tenant break (6m notice) Development break
7	730	68	AGRON MUSAJ	KEBAB	£5,208	01.05.2024	01.05.2019	30.04.2029	None
6	547	51	KUJIM CERAJ	PIZZA TAKE-AWAY	£6,240	ANNUAL RPI	01.05.2019	30.04.2029	None
VAN			SHEREE FRENCH	WINKLES SEAFOOD	£5,200		TBC	TBC	
PORTACABIN			VACANT	DILAPIDATED	£0	None	None	None	None
			TOTAL RENT:	-	£ 63,844				

The above information is believed to be correct as at 27.10.22



Former Basildon Rose Gardens, Burnt Mills Road, Basildon, Essex, SS13



Price

Offers are sought on an UNCONDITIONAL BASIS ONLY.

VAT

We understand that the property has not been registered for VAT.

Viewings

All viewings must be strictly by prior appointment with sole agents, Kemsley LLP.

Legal Fees

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

Contact

All enquiries to be directed to the sole agents:

Mike Lawrence

Tel: 01245 358988

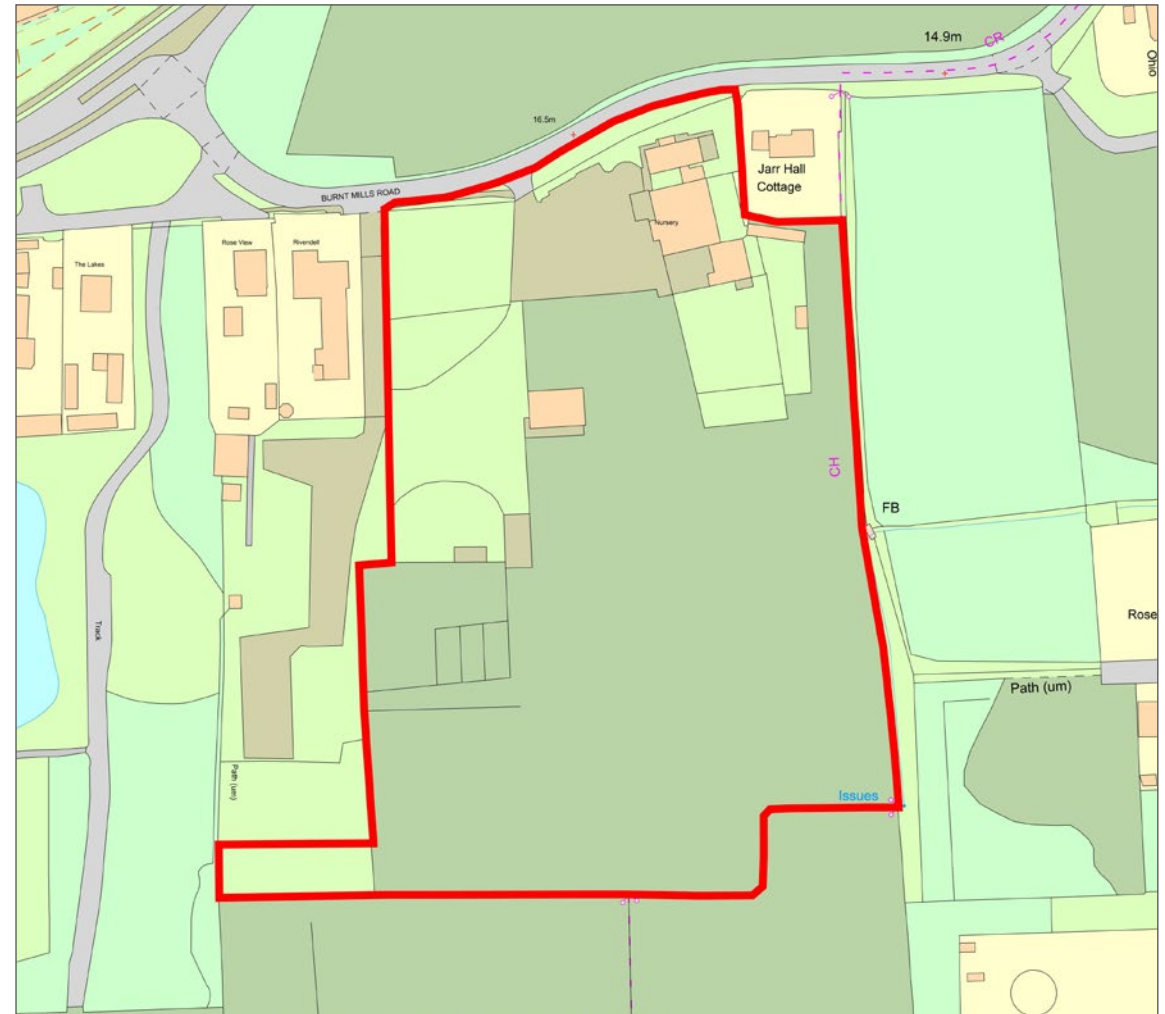
Email: mike.lawrence@kemsley.com

David Sewell

Tel: 01268 532425

Email: david.sewell@kemsley.com

Reference: AL0478



KEMSLEY
LLP
PROPERTY CONSULTANTS

01245 358988
www.kemsley.com

Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make of give representation or warranty whatever in relation to this property.

Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP. (October 2022)