

Unit

1. **Fairways Diner**

A detached building with front canopied walkway adjoining external seating area. The gross internal floor area is 50.88 sq m (548 sq ft)

2. **Fairways Auctions**

A display unit forming part of a terraced building. The gross internal floor area is 101.77 sq m (1095 sq ft)

3. **Stonemasons**

Adjoining Fairways Auctioneers. The gross internal floor area is 32.15 sq m (346 sq ft)

4. **Design Co UK**

A retail unit in front of the stonemasons and Fairways Auctioneers. The gross internal floor area is 32.66 sq m (352 sq ft)

5. **Pet Shop & Supplies**

A retail unit at the front of a terrace of buildings. The gross internal floor area is 153.75 sq m (1655 sq ft). The demise includes garden land of approximately 1126 sq m (12,120 sq ft)

6/7/8/9/10 **Light Industrial Storage Buildings**

Multi let. Units 6/7/8 & 9 are terraced, Unit 10 is detached. The gross internal floor area is 448.50 sq m (4829 sq ft)

11. **Land**

Let to Castle Caravans UK. The approximate gross area is 2605 sq m (28,040 sq ft)

12. **Vacant - a detached greenhouse. The gross internal floor area is estimated at 281 sq m (3025 sq ft)**

13. **Aquatic Centre**

Double greenhouse. The gross internal floor area is 562.12 sq m (6050 sq ft)

14. We are advised that it is proposed to let a section of yard lying adjacent to the boundary of the site with Montefiore Avenue behind the Diner for storage garden supplies with an approximate area of 393 sq m (4231 sq ft)

There are W.C. facilities adjoining the cafe and a communal W.C. block for the occupiers of the estate adjacent to the flank wall of No.5 backing onto Unit 6.

We calculate the area of the communal car park to be in the region of 2923 sq m (31,463 sq ft)

All measurements given are approximate.

5.00 SERVICES

Main services installed to the site are electric light and power, water and drainage. We are also advised that there is a gas supply to Unit 5.

No tests were undertaken to any incoming mains, services, internal fittings or appliances. Specialist advice cannot be given in relation to their condition or efficiency.

6.00 CONSTRUCTION AND REPAIR

The cafe building has a pitched tiled roof upon a timber framework and is a timber framed structure clad with ply which has been rendered and incorporating exposed timber reliefs. The roofs to the building containing Units 2, 3 and 4 are part mono-pitched and covered with corrugated asbestos sheet and part cover with corrugated metal sheet. There are mono-pitched tiled front roofs. The external walls are partly of rendered block construction, part brick and part boarded. There is a mono-pitched tiled roof to the walkway running along the western elevation to the building. There is a timber framed display frontage to the retail unit.

The roofs to Unit 5 are pitched and covered with felt laid on fibreboard and a timber framed structure. The external walls appear to be of part blockwork and part timber framed boarded cladding.

Unit 6, 7, 8 and 9 are of 'Belfast' design being clad with curved corrugated asbestos sheet with timber and blockwork front and rear elevations.

Unit 10 has a pitched ridged trafford tiled asbestos roof and the flank wall thereof is clad with corrugated asbestos sheet.

The greenhouses are aluminium framed and glazed.

The yards are partly concreted and partly gravelled.

The cafe building appears to have been in generally good order and has recently been improved by the addition of a canopied walkway.

To the commercial buildings, the felt asbestos metal sheet roof coverings are generally old and weathered and have a limited remaining life span and will require ongoing maintenance. It is apparent that improvements have been undertaken over the past few years by the provision of tiled balcony walkways adjacent to the elevations but there will be ongoing requirements particularly to maintain the exposed woodwork and painted rendered finishes.

Internally the buildings are in somewhat utilitarian order commensurate with their uses and again there will be ongoing maintenance requirements, particularly against water penetration/rising damp.

The greenhouses appear to be in fair order although some maintenance is required where there is cracked, damaged and missing glazing.

The above comments have been generally assessed in the course of our brief inspection and have been noted for valuation purposes. However, our inspection of the property does not constitute a building survey of the premises, nor have we inspected those parts of the property which are covered, unexposed or inaccessible as this would be beyond the scope of this report.

High Alumina Cement would not have been used in the construction of the buildings.

Our enquiries have not revealed any contamination affecting the property or neighbouring property which would affect our valuation. However, should it be established subsequently that contamination exists at the property or neighbouring land or that the premises have been or are being put to any contaminative use, this may affect the value now reported.

7.00

TENURE/OCCUPATION

We are advised that this is a freehold interest and assume the Title is free from any restrictions or encumbrances which would affect the value.

We are advised by the customer of the following lettings:-

Fairways Diner and Units 2, 4, 6, 8, 9 & 10

Let to the customers nephews on a verbal agreement and producing per annum exclusive.

We are advised that these units are subject to occasional sub-tenancies, also informal, but have not been provided with details of any terms.

Unit 3

Let to an ornamental stone mason, producing a rental of per annum exclusive, on an informal basis without written agreement.

Unit 5 (& Land)

Let as a pet and supplies shop and producing per annum exclusive. This unit is let on lease, for a term of 12 years from the 13th January 1989, on a full repairing and insuring term, subject to 3 year rent reviews. We have briefly inspected a copy of the lease.

Unit 7

Let and producing per annum, on an informal basis without written agreement.

Unit 11 Land

Let to Castle Caravans, producing per annum, on an informal basis without written agreement.

Unit 12

Currently vacant. Estimated rental income per annum.

Unit 13

Let to an aquatic centre and producing per annum exclusive, on an informal basis without written agreement.

Storage Land

Unlet at present. We are advised that it is planned to sublet this area for the storage of building and garden supplies, for a rent in the region of per annum. The proposed rent seems full.

Total current income per annum exclusive.

Total approximate estimated open market rental income if fully let circa per annum exclusive.

Apart from Unit 5 which is subject to a formal lease, we have assumed that the lessor would be responsible for external maintenance of the various units, for keeping them 'wind and watertight' and the lessees would be responsible for internal repairs.

Should the information supplied prove to be incorrect then our valuation will be affected.

Your solicitors should verify all matters relating to Title and tenure.

8.00

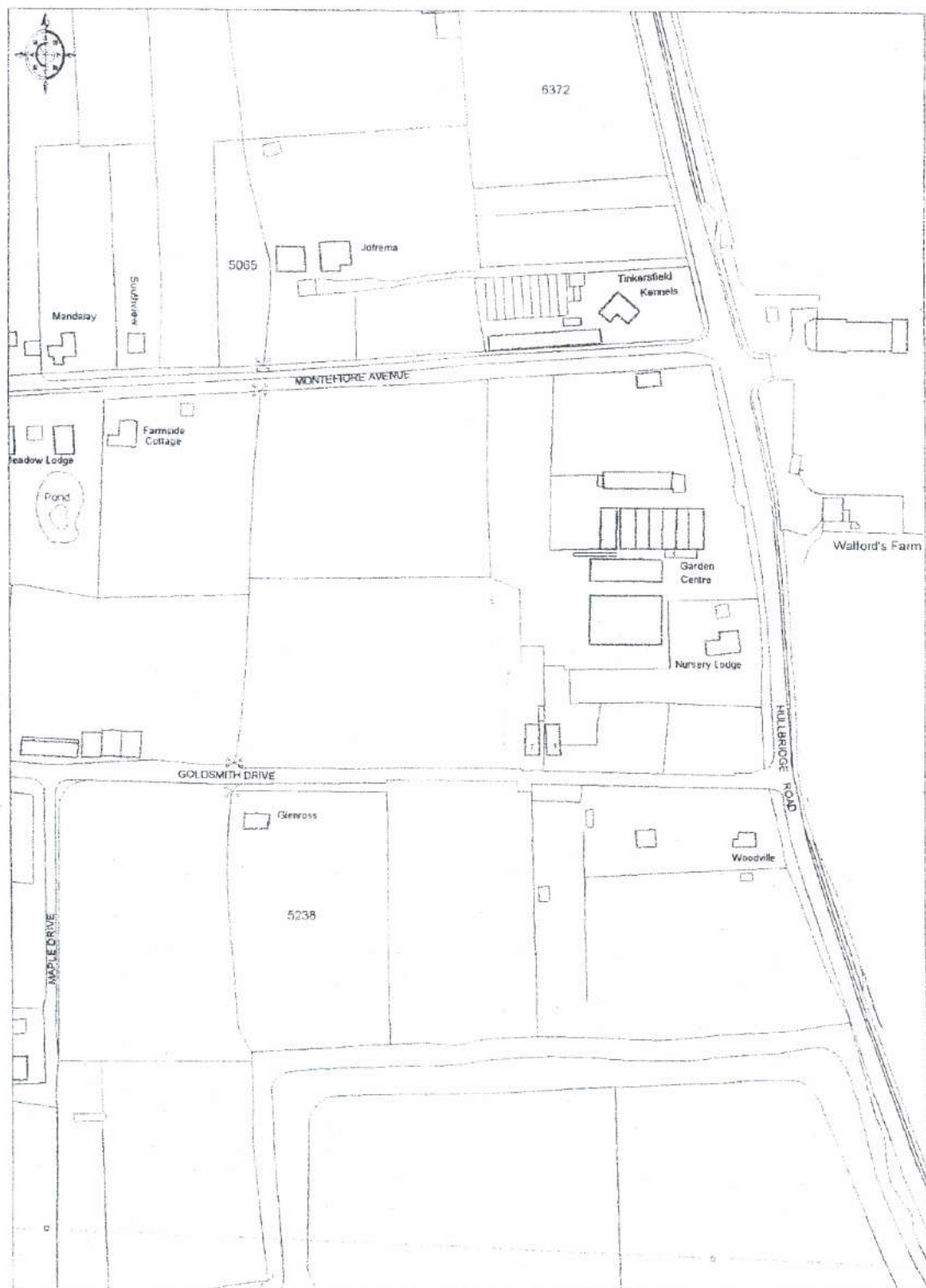
STATUTORY MATTERS

Hullbridge Road and Montefiore Avenue are made up and adopted by the Local Authority.

We are advised of the following Rating Assessments:

Land used for Storage & Premises	RV
Land used for Storage & Premises	RV
Warehouse & Premises	RV
Showroom & Premises	RV
Shop & Premises	RV
Mower Shop & Premises	RV
Cafe & Premises	RV
Store & Premises	RV
Store & Premises	RV £'
Store & Premises	RV
Store & Premises	RV
Store & Premises	RV
Store & Premises	RV

**FAIRWAYS GARDEN CENTRE
HULLBRIDGE ROAD
RAYLEIGH
ESSEX SS6**



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(Scale other than at Survey Scale should not be used for accurate measurement). Business occupancy data © 1999 Thomson Director Ltd.

Ordnance

Photographic Record - Fairways Garden Centre, Hullbridge Road, Hullbridge



View from the Road

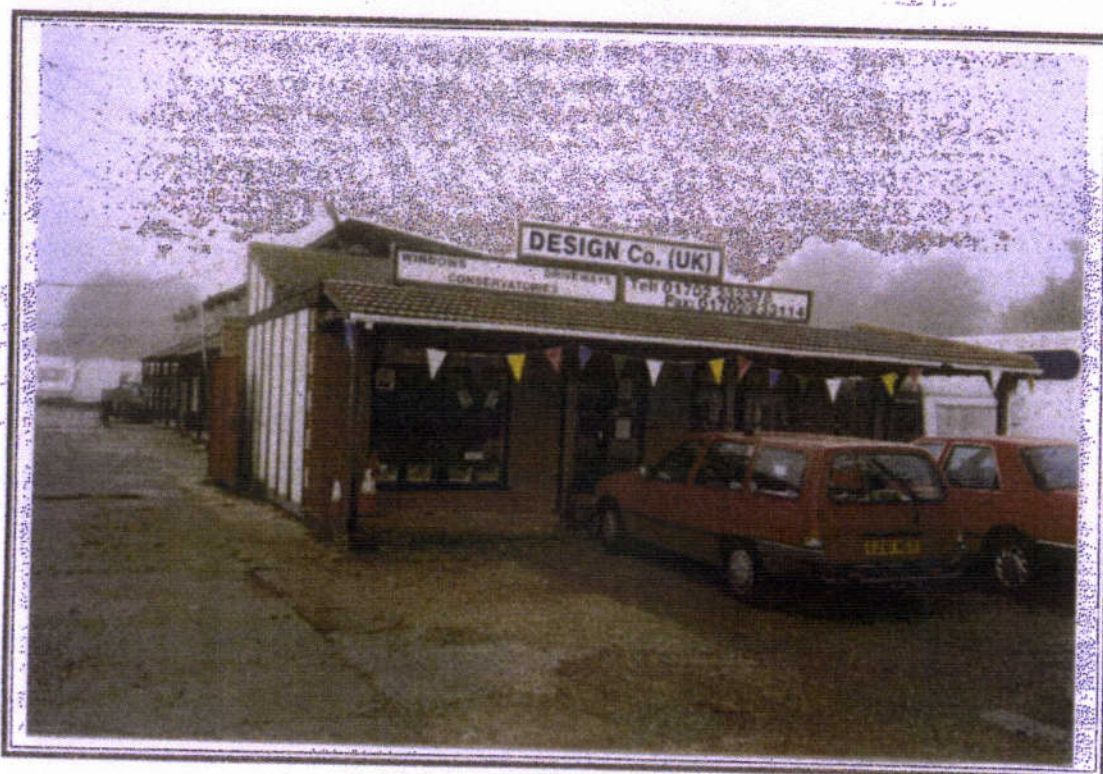


Diner

Photographic Record - Fairways Garden Centre, Hullbridge Road, Hullbridge



Aquatics Centre



Unit 4

Photographic Record - Fairways Garden Centre, Hullbridge Road, Hullbridge



Unit 5



Units 6, 7, 8, 9 & 10