

lot 4

82A High Street Southend-on-Sea, Essex SS1 1JF

Rent
£50,500
per annum
exclusive

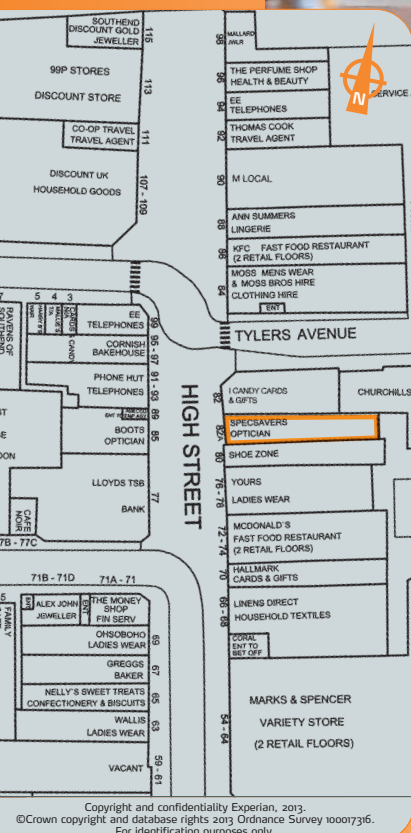
Freehold Retail Investment

- Entirely let to Specsavers Optical Superstores Limited on a 10 year lease until 2020
- Situated in a prominent position on the pedestrianised High Street

- Nearby occupiers include Boots Optician, McDonald's, Lloyds TSB Bank, EE Telephones and Marks & Spencer
- Six Week Completion



On behalf of
Administrators



Location

Miles: Chelmsford 20 miles
London 43 miles
Roads: A160, A13, A127
Rail: Southend Central 0.2 miles
Air: London Southend Airport 3 miles

Situation

The property is situated at the heart of Southend's busy central shopping area in a prominent position on the east side of the pedestrianised High Street opposite its junction with Tylers Avenue. Nearby occupiers include Boots Optician, McDonald's, Lloyds TSB Bank, EE Telephones, Marks & Spencer and many other well known high street retailers.

Description

The property comprises a traditional style retail unit, with glazed display frontage and a central recessed entrance.

It has basement ancillary accommodation, retail to the ground floor and further first floor ancillary accommodation. The property also benefits from rear access from Chichester Road.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Note

This property is being marketed for sale on behalf of Administrators and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Administrators to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Administrators are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

The adjoining property is being sold as Lot 15 in this auction.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Basement	Ancillary	138.80 sq m	(1,494 sq ft)	SPECSAVERS OPTICAL SUPERSTORES LIMITED (i)	10 years from 15/02/2010 until 14/02/2020	£50,500	15/02/2015
Ground	Retail	148.08 sq m	(1,594 sq ft)				
Ground	Ancillary	2.23 sq m	(24 sq ft)				
First	Storage	77.67 sq m	(836 sq ft)				
Totals		366.78 sq m	(3,948 sq ft)			£50,500	

(i) For the year ending February 2013, Specsavers Optical Superstores Limited reported a turnover of £346,739,000, pre-tax profits of £15,349,000 and a total net worth of £100,290,000. (Source: www.riskdisk.com 14/01/2014)

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