

125 High Street Southend-on-Sea, Essex SS1 1LH

lot 27

Freehold Retail Investment

- Let to TFS Stores Limited (t/a The Fragrance Shop) on a new 5 year lease
- Prominent position opposite Whitegate Road on the pedestrianised High Street
- Nearby occupiers include Starbucks Coffee, Santander Bank, River Island and The Carphone Warehouse
- Six Week Completion

Rent
£37,000
per annum
exclusive



On behalf of a
Major Fund

Location

Miles: 20 miles south-west of Chelmsford
43 miles east of London
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 west side of the pedestrianised High Street opposite its junction with Whitegate Road. Nearby occupiers include Starbucks Coffee, Santander Bank, River Island and The Carphone Warehouse as well as many other well known high street retailers.

Description

The property comprises a traditional two storey retail property with retail sales to the ground floor and ancillary and storage to the first floor.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

The adjoining properties Nos 121 and 123 are being sold as Lots 20 and 31 in this auction

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail and	74.60 sq m	(803 sq ft)	TFS STORES LIMITED (t/a The Fragrance Shop) (1)	5 years from 08/11/2013	£37,000	07/11/2018
First	Ancillary	50.40 sq m	(542 sq ft)				
Totals		125.00 sq m	(1,345 sq ft)			£37,000	

(1) Established in 1995, The Fragrance Shop is a privately owned, family run retailer of perfumes with 150 high street locations throughout the UK. (Source: www.thefragranceshop.co.uk) For the year ending 31st March 2013, TFS Stores Limited reported a turnover of £63,347,000, pre-tax profits of £6,534,000 and a total net worth of £13,831,000. (Source: www.riskdisk.com 17/01/2014)

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