

# 248-250 High Road South Benfleet, Essex SS7 5LA

lot 30

### Freehold Retail Investment

- Entirely let to Somerfield Stores Limited (rent paid by Co-operative Group Limited) until 2025 (no breaks)
- Prominent position on the busy High Road (B1006)
- Redevelopment potential of first floor (subject to consents)
- Nearby occupiers include Greggs, Santander, Total, Lloyds Pharmacy and William Hill
- Six Week Completion

Rent  
**£47,870**  
per annum  
exclusive



### Location

**Miles:** 35 miles east of Central London  
7 miles west of Southend-on-Sea  
15 miles south of Chelmsford  
**Roads:** High Road (B1006), A13, A127, A130  
**Rail:** Benfleet Rail Station  
**Air:** London Southend Airport, London Stansted Airport, London City Airport

### Situation

The property is prominently situated in a mainly residential area on the east side of the High Road (B1006) equidistant between its junction with Thundersley Park Road and Grove Road. The property is directly opposite South Benfleet Primary School and nearby occupiers include Greggs, Santander, Total, Lloyds Pharmacy and William Hill.

### Description

The property comprises ground floor retail accommodation with ancillary accommodation on the first floor. The property benefits from a rear yard accessed via Thundersley Park Road.

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Tenancy and accommodation

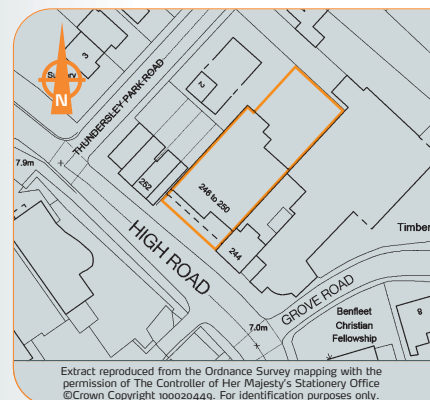
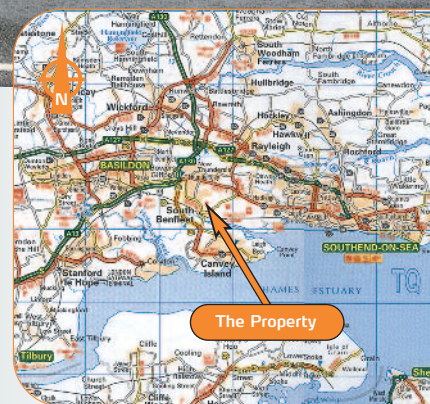
Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail/Ancillary	425.21 sq m (4,577 sq ft)	<b>SOMERFIELD STORES LIMITED (1) (rent paid by CO-OPERATIVE GROUP LIMITED)</b>	21 years from 04/10/2004 on a full repairing and insuring lease	£47,870	03/10/2025
First	Ancillary	426.14 sq m (4,587 sq ft)				
<b>Totals</b>		<b>851.35 sq m (9,164 sq ft) (2)</b>			<b>£47,870</b>	

(1) Somerfield Stores Limited are ultimately owned by the Co-operative Group Limited who are paying the rent.  
(2) The areas were agreed at review on a gross internal basis.

### For further details please contact:

**John Mehtab**  
Tel: +44 (0)20 7034 4855.  
Email: john.mehtab@acuitus.co.uk  
**Will Moore**  
Tel: +44 (0)20 7034 4858.  
Email: will.moore@acuitus.co.uk  
[www.acuitus.co.uk](http://www.acuitus.co.uk)

**Solicitors:**  
**Bowen Egles LLP**  
235 St John Street, Farringdon, London EC1V 4NG.  
Tel: +44 (0)20 7239 9060  
Email: michael.egles@bowenegles.co.uk  
Ref: Michael Egles.



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