

17 High Street Southend-on-Sea SS1 1JE

lot 36

Freehold Retail Investment

- Entirely let to Affordable Services Ltd (t/a Sunglasses Shop) until 2022
- Situated in a prominent position on the pedestrianised High Street
- Nearby occupiers include the Royals Shopping Centre, BHS, Santander Bank, Betfred, Boots the Chemist, British Heart Foundation and Vision Express
- Six Week Completion

Rent
£92,500
per annum
exclusive



Location

Miles: 20 miles south-east of Chelmsford
41 miles south-west of Colchester
43 miles east of London

Roads: A160, A13, A127
Rail: Southend Central Station (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 eastern side of the pedestrianised High Street in close proximity to the Royals Shopping Centre. Neighbouring occupiers include BHS, Santander Bank, H&M, Betfred, British Heart Foundation, Boots the Chemist and Vision Express.

Description

The property comprises a ground floor retail unit with basement storage accommodation and self-contained offices on the first, second and third floors.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Basement	Storage/Ancillary	130.52 sq m (2,195 sq ft)	AFFORDABLE SERVICES LTD (t/a Sunglasses Shop) (1)	15 years from 24/07/2007 until 23/07/2022 on a full repairing and insuring lease	£82,500	24/07/2017
Ground	Retail/Ancillary	203.92 sq m (1,405 sq ft)				
First	Office	189.05 sq m (2,035 sq ft)	AFFORDABLE SERVICES LTD (1)	13 years 10 months from 06/10/2008 until 23/07/2022 on a full repairing and insuring lease	£10,000	24/07/2017
Second	Office	59.92 sq m (645 sq ft)				
Third	Office	52.49 sq m (565 sq ft)				
Totals		635.90 sq m (6,845 sq ft)			£92,500	

(1) For the year ending 30th April 2012, Affordable Services Ltd reported a turnover of £2,668,751, pre-tax profits of £116,069 and a total net worth of £649,986. (Source: www.riskdisk.com 25/02/2014)

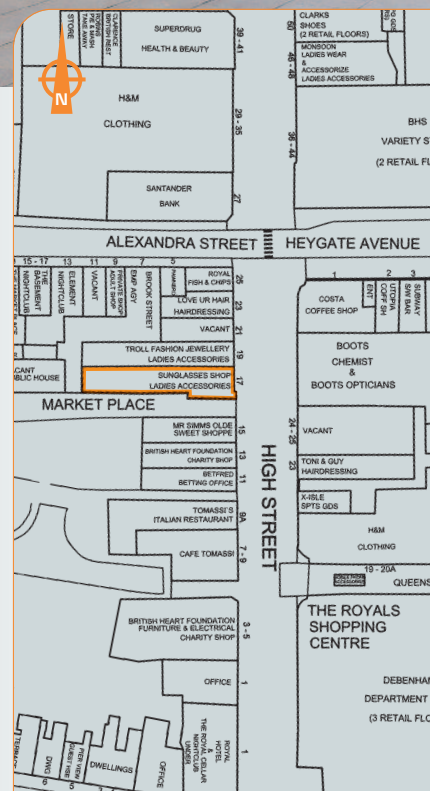
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