

lot 9

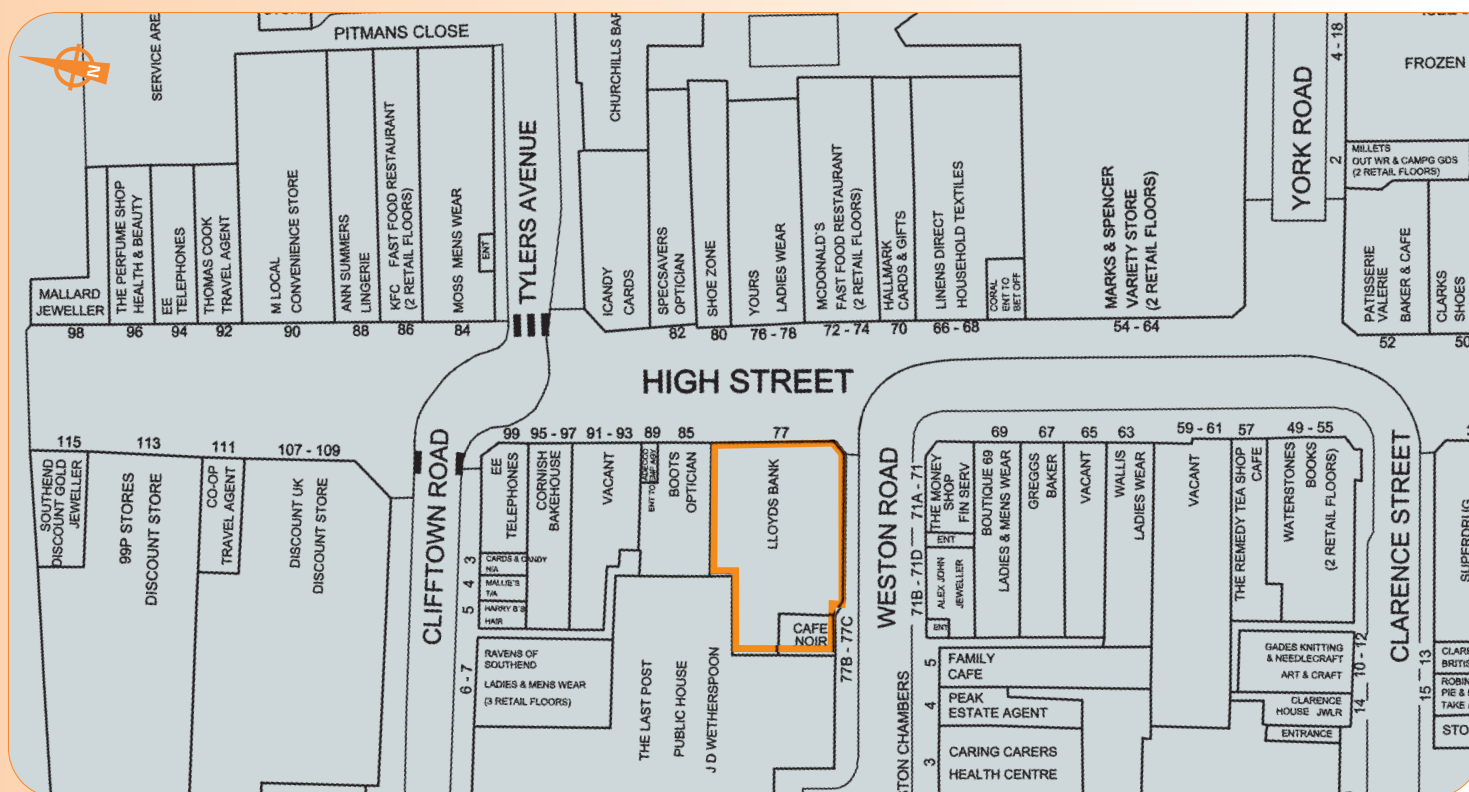
77/83 High Street Southend-on-Sea, Essex SS1 1HT

Rent
£120,000
per annum
exclusive

Freehold Bank Investment

- Entirely let to Lloyds Bank Plc on a new 10 year lease until 2025
- Prominent corner location on pedestrianised High Street
- Nearby occupiers include Marks & Spencer, McDonald's, Greggs, Specsavers and KFC
- Approximately 150 metres from The Royals Shopping Centre





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lot 9

Rent
£120,000
per annum
exclusive

Location

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

Roads: A1160, A13, A127

Rail: Southend Central Station

Air: London Southend Airport

Situation

The property is situated at the heart of Southend's busy central shopping area in a prominent corner position on the pedestrianised High Street at its junction with Weston Road. Southend Railway Station and the seafront are a short walk away with other nearby occupiers including Marks & Spencer, McDonald's, Greggs, Specsavers and KFC.

Description

The property comprises a ground floor banking hall with basement ancillary accommodation and office/storage accommodation on first and second floors. In addition there is a single storey building to the rear currently trading as a café. There is a small enclosed courtyard to the rear of both units.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Viewings

There will be **block viewings** for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Henry Wilkinson. Telephone: +44 (0)20 7034 4861.

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
77 High Street	Ground	Banking Hall/Ancillary	321.56 sq m	(3,461 sq ft)	LLOYDS BANK PLC (1)	10 years from completion until January 2025 on a full repairing and insuring lease	£120,000	January 2020
	Basement	Ancillary	122.45 sq m	(1,318 sq ft)				
	First	Offices/Storage	192.03 sq m	(2,067 sq ft)				
	Second	Offices	209.87 sq m	(2,259 sq ft)				
2 Weston Road (2)	Ground	Retail	31.00 sq m	(334 sq ft)				
	Basement	Storage	46.70 sq m	(502.68 sq ft)				
Totals			923.61 sq m	(9,941.68 sq ft)			£120,000	

(1) For the year ending 31st December 2013, Lloyds Bank plc reported a pre-tax profit of £894,000,000 and a net worth of £34,109,000,000. (Source: www.riskdisk.com 03/11/2014)

(2) The unit to the rear of the bank known as 2 Weston Road has been sublet and currently trades as Café Noir.

For further details please contact:

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