

## 99 High Street Southend-on-Sea, Essex SS1 1HS

lot 39

### Freehold Retail Opportunity

- Prominent corner position on the pedestrianised High Street
- Redevelopment potential on the upper floors (subject to consents)
- Nearby occupiers include Marks & Spencer, McDonald's, Greggs and Specsavers

### Vacant Possession



### On behalf of Joint Fixed Charge Receivers

#### 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 (54 minutes to London Fenchurch Street)

Air: London Southend Airport

#### Situation

The property is situated in a prominent corner location on the western side of the pedestrianised Southend High Street at its junction with Clifftown Road. Southend Railway Station, the seafront and The Royals Shopping Centre 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 retail unit with ancillary accommodation on the first and second floors, offering redevelopment potential (subject to consents). In addition there is a basement which provides further ancillary accommodation.

#### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant
Basement	Ancillary	71.00 sq m	(764 sq ft)	<b>VACANT POSSESSION (1)</b>
Ground	Retail	87.43 sq m	(941 sq ft)	
First	Ancillary	84.85 sq m	(913 sq ft)	
Second	Ancillary	66.07 sq m	(711 sq ft)	
<b>Totals</b>		<b>309.35 sq m</b>	<b>(3,329 sq ft)</b>	

(1) A retailer has shown interest in taking a 1 year lease of the property at £24,000 pa. Please refer to the legal pack for further information.

#### For further details please contact:

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#### Buyer's Legal Report Service

**Dentons UKMEA LLP**  
Contact: Greg Rigby.  
Tel: +44 (0)207 320 3968.  
Email: greg.rigby@dentons.com  
See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details



#### Seller's Solicitors:

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Ref: Michelle Bajcar.

#### Tenure

Freehold.

#### VAT

VAT is not applicable to this lot.

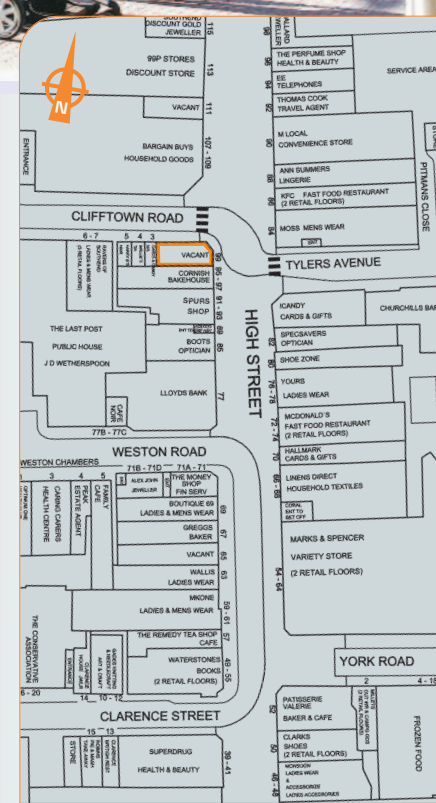
#### Note

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

#### Six Week Completion

#### 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.



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