

## 185-187 High Street Southend-on-Sea, Essex SS1 1LL

lot 22

### Freehold Retail Investment

- Entirely let to Holland & Barrett Retail Limited until 2022
- Well located on pedestrianised High Street close to Victoria Shopping Centre
- Nearby occupiers include WH Smith, HMV, JD Sports, McDonald's, Metro Bank, Topshop/Topman, Superdrug and Costa
- Between Southend Victoria and Southend Central Rail Stations

Rent  
**£95,000**  
per annum  
exclusive



On Behalf of **metfriendly**  
save, invest and protect

### Location

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

Roads: A13, A127, A130, M25 (Junction 29)

Rail: Southend Central and Southend Victoria Railway Stations

Air: Southend Airport

### Situation

The property is situated in the heart of Southend's busy central shopping area in a prominent position on the western side of the pedestrianised High Street, close to its junction with Queens Road and Southchurch Road. Nearby occupiers include WH Smith, HMV, JD Sports, McDonald's, Topshop/Topman, Superdrug, Clintons, Burger King and Costa. The property is also close to The Victoria Shopping Centre which houses retailers including Next, Boots the Chemist, New Look, Argos, Starbucks and Metro Bank.

### Description

The property comprises a ground floor retail unit with ancillary accommodation on the first and second floors.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Six Week Completion

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail/Ancillary	173.72 sq m	<b>HOLLAND &amp; BARRETT RETAIL LIMITED (1)</b>	20 years from 29/09/2002 until 2022 on a full repairing and insuring lease	£95,000	29/09/2017
First	Ancillary	55.74 sq m				
Second	Ancillary	73.85 sq m				
<b>Totals</b>		<b>303.31 sq m</b>			<b>£95,000</b>	

(1) Holland & Barrett is the UK and Europe's leading retailer of vitamins, minerals and herbal supplements and operate over 620 stores throughout the UK and Ireland. (Source: www.hollandandbarrett.com)

For the year ending 30/09/2014, Holland & Barrett Retail Limited reported a turnover of £368,823,000, pre-tax profits of £89,463,000 and a total net worth of £260,473,000. (Source: www.riskdisk.com 21/08/2015)

### For further details please contact:

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### Buyer's Legal Report Service

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