

lot 32

121 High Street Southend-on-Sea, Essex SS1 1LH

Rent
£266
per annum
exclusive

Highly Reversionary Freehold Ground
Rent Investment

- Let to Markus Samuels on a 99 year lease until 23rd June 2033
- Valuable freehold reversion in approximately 17 years

- Prominent position on pedestrianised High Street close to Southend Central Railway Station
- Nearby occupiers include River Island, Boots Optician and Marks & Spencer

On behalf of a
Major Fund



Location

Miles: 20 miles south-east of Chelmsford
40 miles east of Central London

Roads: A13, A127

Rail: Southend Central, Southend Victoria

Air: London Southend Airport

Situation

The property is situated at the heart of Southend's busy central shopping area, in a prominent position on the west side of the pedestrianised High Street, some 100 metres east of Southend Central Railway Station and 160 metres south of The Victoria Shopping Centre. The University of Essex Campus and South Essex College are some 50 metres to the rear of the property. Nearby occupiers include Barclays Bank, River Island, Boots Optician and Marks & Spencer.

Description

The property comprises ground floor retail accommodation with ancillary accommodation on the first floor.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion Available

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	83.00 sq m (893 sq ft)	MARKUS SAMUELS (1)	99 years from 24/06/1934	£266	23/06/2033
First	Ancillary	53.42 sq m (575 sq ft)				
Totals		136.42 sq m (1,468 sq ft)			£266	

(1) The property is sub-let and trading as The Green House.

For further details please contact:

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