

# 86 High Street, Southend-on-Sea, Essex SS1 1JN

Freehold Retail Investment

Lot 26

£42,500 per annum  
exclusive



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail/Ancillary	169.50 sq m (1,825 sq ft)	KEFCO	5 years from 01/03/2017	£42,500	28/02/2022
First	Ancillary	158.90 sq m (1,710 sq ft)	SALES	on a full repairing and		
Second	Ancillary	12.60 sq m (136 sq ft)	LIMITED (1)	insuring lease (2)		
Third	Ancillary	Not measured	t/a KFC			
<b>Total</b>		<b>341.00 sq m (3,671 sq ft)</b>			<b>£42,500</b>	

(1) Kefco Sales Limited is a franchise operating KFC restaurants throughout Essex and, for the year ending 29th November 2015, reported a turnover of £24,711,106, pre-tax profits of £2,505,763 and a total net worth of £11,427,738 (Source: Experian Group 27/02/2017).

(2) The lease provides for a rolling mutual option to determine after 24th December 2017 on providing 3 months' prior notice.

### Note

This property is being marketed for sale on behalf of Insolvency Practitioners and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Insolvency Practitioners are acting without personal liability.

### Key Details

- Let to Kefco Sales Limited t/a KFC on a recently renewed lease
- Prominent position on pedestrianised High Street
- Situated equidistant between The Victoria and The Royals Shopping Centres
- Nearby occupiers include Moss Menswear, Specsavers, McDonald's, Waterstones, Superdrug and Marks & Spencer

On Behalf of  
Insolvency Practitioners **Deloitte**

### Location

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

Roads: A13, A127, M25 (Junction 29)

Rail: Southend Central and Southend Victoria  
Railway Stations

Air: London Southend Airport

### Situation

The property is located in the heart of Southend's busy central shopping area, in a prominent position on the east side of the pedestrianised High Street. The property benefits from excellent footfall, being situated equidistant between The Victoria Shopping Centre to the north and The Royals Shopping Centre to the south. Nearby occupiers include Moss Menswear, Specsavers, McDonald's, Waterstones, Superdrug and Marks & Spencer.

### Description

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

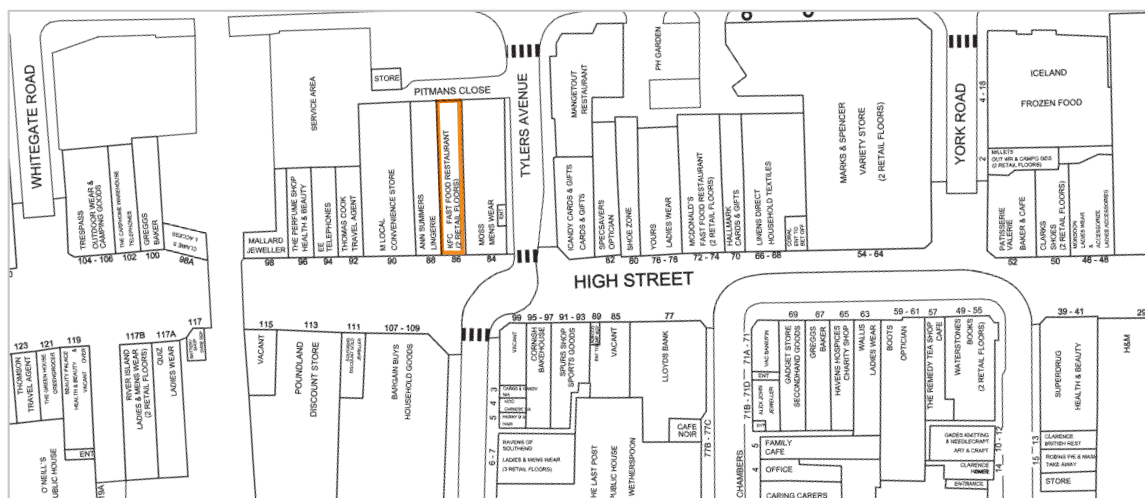
### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Six Week Completion



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