

Lot 20

£127,500 per annum exclusive

191/193 High Street, Southend-on-Sea, Essex SS1 1LL

Freehold Retail and Residential Investment



Tenancy and accommodation

Lot 20

£127,500 per annum exclusive

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	230 sq m	SAVERS HEALTH AND BEAUTY LIMITED (1)	10 years from 4/11/2015 on a full repairing and insuring lease	£75,000	2020
Basement	Ancillary	164 sq m				
First (A)	Residential	1 bed flat	INDIVIDUAL	AST for one year from 16/04/2018	£8,400 (2)	
First (B)	Residential	1 bed flat	INDIVIDUALS	AST for one year from 09/03/2018	£7,800 (2)	
First (C)	Residential	2 bed flat	INDIVIDUALS	AST for one year from 17/08/2018	£9,600 (2)	
Second (D)	Residential	2 bed flat	INDIVIDUALS	AST for one year from 04/05/2018	£10,500 (2)	
Second (E)	Residential	1 bed flat	INDIVIDUAL with guarantor	AST for one year from 09/03/2018	£7,800 (2)	
Second (F)	Residential	1 bed flat	INDIVIDUALS	AST for one year from 16/08/2018	£8,400 (2)	
Total		394 sq m (4,421 sq ft)			£127,500	

(1) Savers was founded in 1988 and currently operates over 380 stores throughout the UK, employing over 3,000 personnel (www.savers.co.uk). Savers Health and Beauty Limited is ultimately owned by CK Hutchison Holdings Limited.
 (2) Rent deposit of approximately 1 month's rent held.

Key Details

- Pedestrianised town centre location
- Double fronted shop let to Savers Health & Beauty on a lease expiring 2025 (no breaks)
- Recently converted uppers floors to comprise six self-contained flats
- Close to Victoria Plaza Shopping Centre

Location

Miles: 20 miles south-east of Chelmsford
 35 miles east of Central London
Roads: A13, A127, M25 (Junction 29)
Rail: Southend Central and Southend Victoria Railway Stations
Air: London Southend Airport
 London Stansted Airport

Situation

Southend-on-Sea is a popular tourist destination and important commercial town located 35 miles east of Central London, 25 miles south-east of Chelmsford and 20 miles east of Brentwood. The town benefits from good communications with Southend Airport and being located on the A127, which provides direct access to the A13 and the M25 some 18 miles to the west. Southend railway station provides services to London Liverpool Street and Fenchurch Street stations. The property is located in the town centre on the pedestrianised High Street, close to its junction with Queens Road. Occupiers close by include McDonald's, WHSmith, William Hill, Costa, Nationwide, HSBC, Metro and JD Sports.

Description

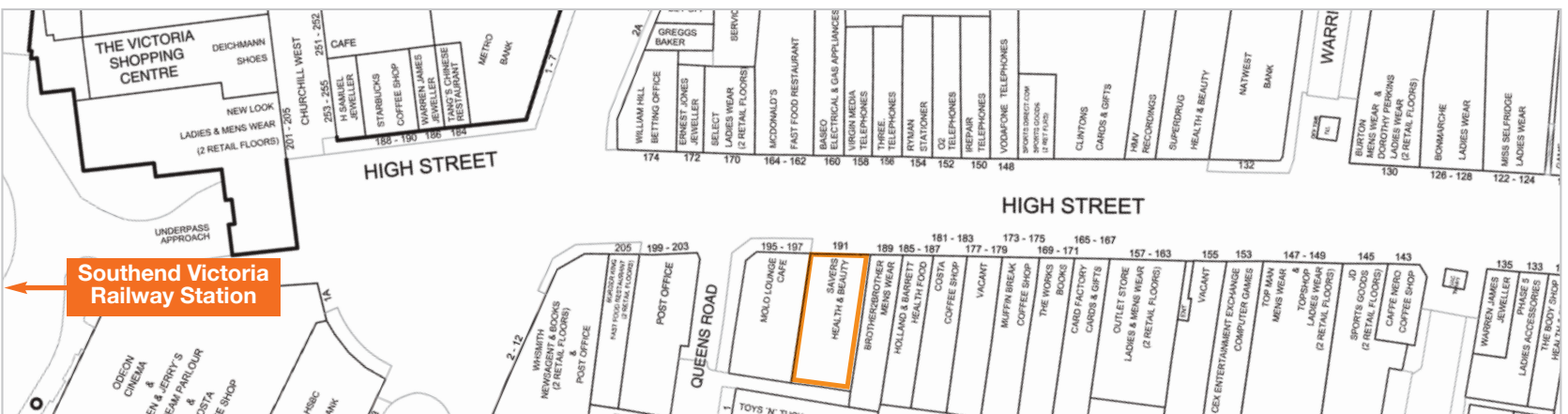
The property comprises a double fronted ground floor shop together with six self-contained flats above. The recently converted upper floors provide residential accommodation comprising 4 x one bedroom flats and 2 x two bedroom flats. The flats are accessed via Queens Road.

Tenure

Freehold.

VAT

VAT is applicable to this lot.



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

Acuitus
 Peter Mayo
 +44 (0)20 7034 4864
 peter.mayo@acuitus.co.uk

Acuitus
 Peter Cunliffe
 +44 (0)20 7034 4852
 peter.cunliffe@acuitus.co.uk

Seller's Solicitors: BTMK Solicitors
 Ian Powell
 +44 (0)1702 238511
 ian.powell@btmk.co.uk