

# Lot 23

£30,000 per annum exclusive

## 267 London Road, Hadleigh, Essex SS7 2BN

Prominent Retail Investment



### Key Details

- Let to Savers Health and Beauty Limited
- October 2018 tenant break option not exercised
- Prominent town centre location between Costa and Iceland
- Other nearby retailers include McDonald's, Lidl, Boots the Chemist and various banks
- Circa 464.49 sq m (5,000 sq ft) store
- VAT-free investment

### Location

**Miles:** 4 miles west of Southend-on-Sea  
29 miles south of Braintree  
36 miles east of Central London

**Roads:** A13, A127, A130, M25 (J29)

**Rail:** Benfleet Train Station

**Air:** London Southend, London City, London Stansted

### Situation

Hadleigh is located in South East Essex, 4 miles west of Southend-on-Sea. The property is situated in a prominent location on the north side of London Road, close to its junction with Rectory Road in the heart of Hadleigh town centre. Nearby occupiers include Costa Coffee, McDonald's, Iceland, Lidl and various banks.

### Description

The property comprises a large ground floor shop with ancillary accommodation on the first floor.

### Tenure

Leasehold for a term of 99 years from 24th June 1956 at a fixed ground rent of £100 per annum.

### VAT

VAT is not applicable to this lot.

### Six Week Completion

### Energy Performance Certificate

Band B. See legal pack at [acuitus.co.uk](http://acuitus.co.uk)

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Ground	Retail/Ancillary	263.37 sq m (2,835 sq ft)	SAVERS HEALTH AND BEAUTY LIMITED (1)	10 years from 15/10/2013 until 14/10/2023 on full repairing and insuring terms	£30,000
First	Ancillary	201.12 sq m (2,165 sq ft)			
<b>Total</b>		<b>464.49 sq m (5,000 sq ft)</b>			<b>£30,000</b>

(1) For the year ending 30th December 2017, Savers Health and Beauty Limited reported a turnover of £460,343,000 and pre-tax profits of £44,278,000. Savers was founded in 1988 and now has over 450 shops throughout England, Northern Ireland, Scotland and Wales.



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