

Lot 14

£25,000 Per Annum
Exclusive

85 The Broadway, Leigh on Sea, Essex SS9 1PN Freehold Bank Investment on a New 5 year lease



Key Details

- Entirely let to Santander UK Plc
- New 5 year lease (NO Breaks)
- Lease renewal from 25th December 2020
- VAT-free Investment
- Future alternative use potential
- Neighbouring occupiers include Sue Ryder, Boots Pharmacy, Natwest, Subway and Nationwide

On Instructions of a Major Fund Manager

Location

Miles: 35 miles east of Central London
2 miles west of Southend-on-Sea
16 miles south of Chelmsford

Roads: A13, A127, A13, M25

Rail: Leigh-on-Sea Railway Station

Air: London Southend Airport, London Stansted Airport

Situation

Leigh-on-Sea is a popular tourist destination and important commercial town located 35 miles east of Central London and 16 miles south of Chelmsford. The property is prominently located on the north side of the busy Broadway. Neighbouring occupiers include Sue Ryder, Boots Pharmacy, NatWest, Subway and Nationwide.

Description

The property comprises a ground floor bank with first floor ancillary accommodation.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

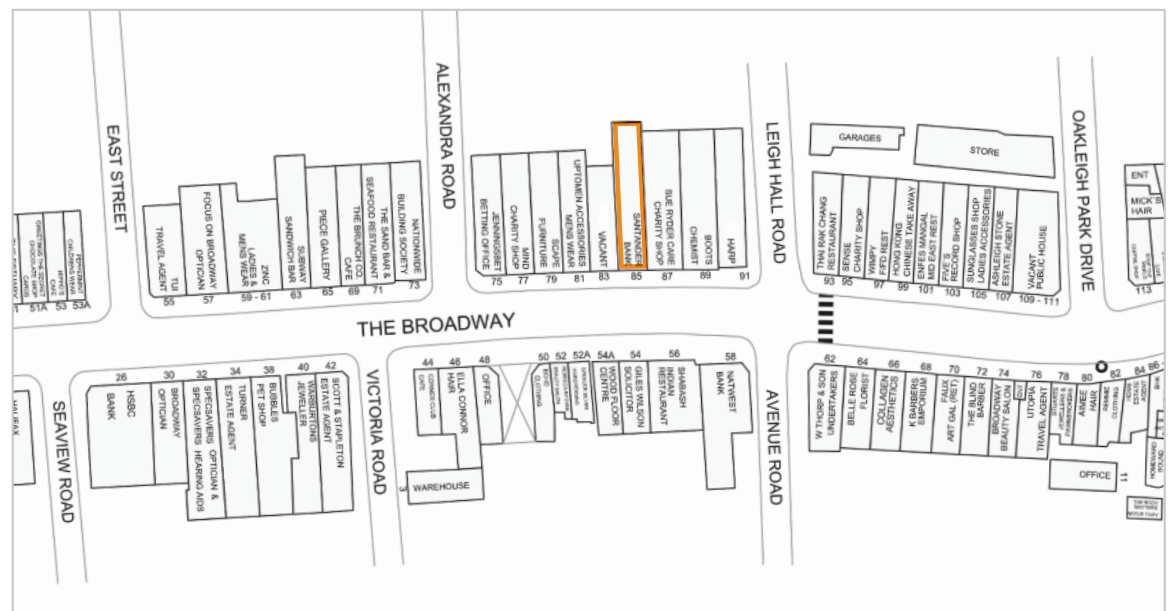
Energy Performance Certificate

Band C. See legal pack at www.acuitus.co.uk

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Banking Hall	135.46 sq m (1,458 sq ft)	SANTANDER UK	5 years from 25/12/2020 (2)	£25,000	24/12/2025
First	Ancillary	22.50 sq m (242 sq ft)	PLC (1)			
Total		157.96 sq m (1,700 sq ft)			£25,000	

- (1) For the year ending 31st December 2019, Santander UK PLC reported a turnover of £7,224,000,000, a pre-tax profit of £1,012,000,000 and shareholders funds of £15,857,000,000 (Source: NorthRow 19/01/2021).
- (2) There is a 3 month rent free period from 25/12/20. The Seller will top up the rent from completion of the sale until expiry of the rent free period, by way of an allowance on completion of the sale.



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
+44 (0)7833 459 318
Peter.mayo@acuitus.co.uk

Acuitus
Billy Struth
+44 (0)20 7034 4854
+44 (0)7824 705 955
billy.struth@acuitus.co.uk

Seller's Solicitors: Addleshaw Goddard LLP
Josh Bragg
+44 (0)161 934 6557
Josh.Bragg@addleshawgoddard.com