

Lot 1

£7,500 Per Annum
Exclusive

197 High Road, Benfleet, Essex SS7 5HY

Freehold Retail Investment with Active Management Potential



Rear Parking



Key Details

- Let to Countrywide Estate Agents T/A Bairstow Eves
- Residential development potential (subject to consents)
- Active Management Potential
- Includes Car parking to the rear
- Nearby occupiers include Greggs, Pizza Hut delivery, Subway, TSB Bank and Sainsbury's.

Location

Miles: 35 miles east of Central London
7 miles west of Southend-on-Sea
15 miles south of Chelmsford

Roads: High Road (B1006), A13, A127, A130, M25

Rail: Benfleet Rail Station

Air: London Southend Airport,
London Stansted Airport,
London City Airport

Situation

The property is situated in a prominently residential area on the west side of the busy High Road (B1006), less than a mile north of Benfleet railway station. Nearby occupiers include Co-op Food, Greggs, Pizza Hut delivery, Subway, TSB Bank and Sainsbury's.

Description

The property comprises ground floor retail accommodation with ancillary accommodation on the first floor. The property benefits from on site car parking at the rear. The property may be suitable for residential conversion of the upper parts and additional development to the rear of the property (subject to consents).

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

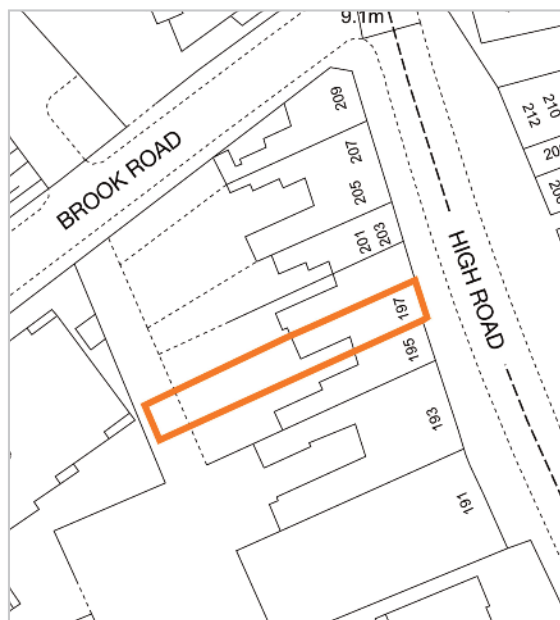
Energy Performance Certificate

See legal pack.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	53.80 sq m (579 sq ft)	COUNTRYWIDE	5 years from	£7,500	Holding Over
First	Ancillary	38.7 sq m (416 sq ft)	ESTATE AGENTS (1) t/a Bairstow Eves	08/03/2014 on a full repairing and insuring lease. (2)		
Total		92.50 sq m (995 sq ft)			£7,500	

- (1) Countrywide is the UK's largest and most successful estate agency and property services group with 850+ branches across the UK (Source: www.countrywide.co.uk 30/07/2020).
- (2) The tenant has been in occupation of the property since at least 1999.



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Acuitus
John Mehtab
+44 (0)20 7034 4855
+44 (0)7899 060 519
john.mehtab@acuitus.co.uk

Acuitus
Billy Struth
+44 (0)207 034 4854
+44 (0)7824 705 955
billy.struth@acuitus.co.uk

Seller's Solicitors: Sabeer Stone Green
Layla Khoebe
+44 (0)203 205 7088
layla@sabeers.co.uk