

Southend-on-Sea
94 High Street
Essex
SS1 1JN

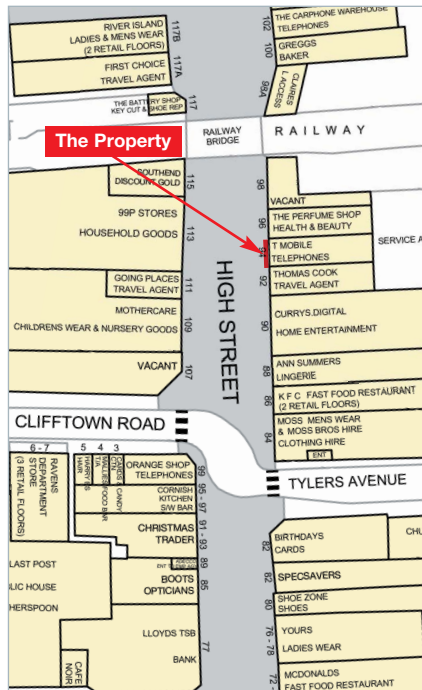
LOT 79

Freehold Town Centre Shop Investment

- Trading as T-Mobile
- Pedestrianised location
- Lease expires 2019
- Rent Review 2014
- Current Rent Reserved

£61,500 pa

SIX WEEK COMPLETION AVAILABLE



Tenure
 Freehold.

Location

Southend-on-Sea is located some 37 miles east of Central London and is an important commercial and tourist centre. The town has a population of 160,000 which increases substantially during the summer months. The town enjoys good road access via the A13 to London and the M25 and also benefits from train services to London (Fenchurch Street). The property is well located on the east side of the pedestrianised High Street, close to the junction with Tylers Avenue and benefits from being in close proximity to Southend Central Rail Station and The University of Essex.

Occupiers close by include Thomas Cook, Currys, KFC, Moss Bros, Greggs and Mothercare.

Description

The property is arranged on basement, ground and two upper floors. The ground floor provides a shop whilst the remainder comprises ancillary accommodation.

The property provides the following accommodation and dimensions:

Gross Frontage	5.80 m	(19' 0")
Net Frontage	5.15 m	(16' 10")
Shop Depth	15.40 m	(50' 6")
Built Depth	18.40 m	(60' 4")

Basement	81.5 sq m	(877 sq ft)
First Floor	51.0 sq m	(549 sq ft)
Second Floor	18.5 sq m	(199 sq ft)

Tenancy

The entire property is at present let to EVERYTHING EVERYWHERE LIMITED, trading as T-Mobile, for a term of 10 years from 31st July 2009 at a current rent of £61,500 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

On 1st July 2010, Everything Everywhere Limited changed their name from T-Mobile (UK) Ltd. (Source: www.riskdisk.co.uk 27.10.2010.) On 1st July 2010, T-Mobile UK became part of Everything Everywhere Limited, the company formed through the merger of T-Mobile UK and Orange UK. Owned jointly by Deutsche Telecom and France Telecom, Everything Everywhere Limited is the UK's biggest communications company with a combined customer base of 28 million people and more than 720 retail stores across the country. (Source: www.t-mobile.co.uk) Website Address: www.everythingeverywhere.com

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.co.uk

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda