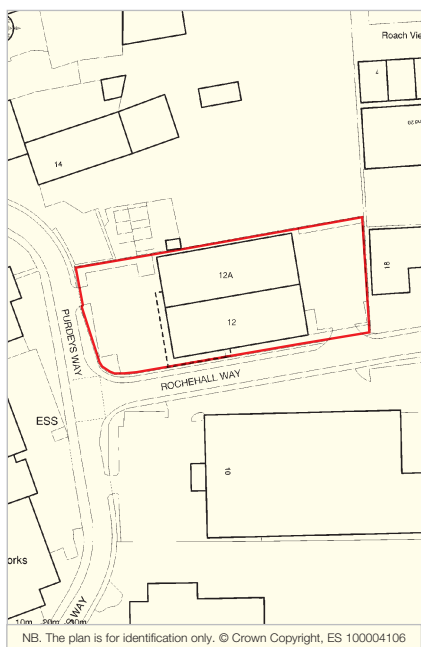
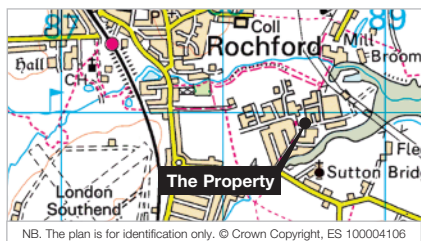


Rochford **12/12A Purdeys Way** **Essex** **SS4 1NE**

- **Two Freehold Leisure Investments**
- Two modern units totalling 2,029.5 sq m (21,843 sq ft) to be offered as two separate lots
- Let on leases expiring in 2023 (1) and 2025
- Established industrial estate location with other leisure occupiers nearby
- On-site car parking and rear yard
- Rent Reviews from 2017
- Total Current Rents Reserved for The Two Lots

£130,000 pa



Tenure

Freehold.

Location

Rochford is situated 3 miles north of Southend, and 2 miles north of the A127 Southend to London arterial road. Southend benefits from its own international airport (London Southend Airport), whilst there are frequent train services from the Airport to London (approximately 53 minutes). In addition, the M25 Motorway is only 20 miles to the west. The property is situated on the established Purdeys Industrial Estate, which is about ½ mile from London Southend Airport. More particularly, the property is located at the junction of Purdeys Way and Rochehall Way. There is a variety of occupiers on the estate, including other leisure users, such as The Fun Factory and Exercise for Less, as well as retail and trade counters, such as Buildbase, Factory Shop and Surfanic Store.

Description

The properties are arranged on ground and mezzanine floors to comprise two self-contained commercial units presently arranged as an indoor roller skating venue and a trampoline park, both with cafeterias, customer seating areas, WCs and staff ancillary areas. There are 40 car parking spaces at the front and a large gated yard to the rear. These areas are being sold with Unit 12A, and Unit 12 will benefit from the right to park (in perpetuity) in 23 spaces at the front and 6 spaces at the rear.

VAT

VAT is applicable to these lots.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Lot	No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
115	12	RollaCity Limited (with personal guarantor) (2)	Ground Floor 993 sq m Tenant's Mezzanine Not Measured Right to Park – 29 Spaces	12 years from 01.08.2011 Rent review in 2017 (1) FR & I	£75,000 p.a.	Rent Review 2017
116	12A	Bounce Village Limited (with personal guarantor) (3)	Ground Floor 858 sq m Mezzanine 178.5 sq m Total 1,036.5 sq m Car Park and Yard	10 years from 27.07.2015 Rent review every 5th year FR & I	£55,000 p.a.	Rent Review 2020

NB. Floor areas are gross internal.

(1) There is a tenant's break option at the end of the 6th year.

(2) Website Address: www.rollacity.co.uk

(3) Website Address: www.bouncevillage.co.uk

Total £130,000 p.a. for the two lots

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

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