



Tenure

Freehold.

Location

Basildon, with a population approaching 180,000, is situated approximately 30 miles east of the centre of London. Southend-on-Sea is 17 miles to the east, Chelmsford is 18 miles to the north and Brentwood is located 7 miles to the north-west.

The property is well located on the east side of the pedestrianised Southernhay, in the heart of Basildon town centre. Southernhay acts as the main pedestrian thoroughfare to the Eastgate Shopping Centre which is in close proximity. Basildon Rail Station lies some 0.3 miles south-west of the property and runs regular services to central London via London Fenchurch Street, taking approximately 30 minutes. Occupiers close by include River Island (opposite), Scope, Sports Direct, British Heart Foundation, ASDA Supermarket, Toys 'R' Us, HMV, H&M, Superdrug, New Look, Top Shop, Card Factory, Ann Summers, Next, Vodafone, Holland & Barrett, Santander, Superdry, Primark and Debenhams, amongst many others.

Description

The property is arranged as a ground floor lock-up shop.

The property provides the following accommodation and dimensions:

Ground Floor 118.45 sq m (1,275 sq ft)

Tenancy

The entire property is at present let to F ABDELNABY (t/a F&S Greengrocer) for a term of 10 years from 6th February 2014 at a current rent of £16,500 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Buyer's Premium

Buyers will pay 0.35% + VAT of the purchase price towards the seller's costs.

Basildon

81 Southernhay

Essex

SS14 1EU

- **Freehold Shop Investment**
 - Well located in the heart of Basildon
 - Within close proximity to the Eastgate Shopping Centre and opposite River Island
 - 0.3 miles from Basildon Rail Station
 - Rent Review 2019
 - Reversion 2024
 - Current Rent Reserved
- £16,500 pa**

