

## Shoeburyness

### 75, 75A, 75B & 77

### West Road

### Southend-on-Sea

### Essex

### SS3 9DT

- **Freehold Shop and Residential Investment**
- Comprising two shops and two maisonettes
- Located within a local parade of shops
- No VAT applicable
- Total Current Rents Reserved  
**£12,650 pa**

**SIX WEEK COMPLETION AVAILABLE**



#### Tenure

Freehold.

#### Location

Southend-on-Sea is an important commercial centre and popular tourist location situated some 45 miles east of Central London. The town has a resident population of 160,000 which increases significantly during the summer months. The town enjoys good road access via the A13 to London and the M25, and also benefits from improved train services to London (Fenchurch Street). Shoeburyness, on the East Coast, is a suburb of Southend-on-Sea, 4 miles east of the town centre.

The properties are situated on West Road at the junction with St Andrews Road, approximately one mile from the town centre and Shoeburyness Rail Station within a residential area.

Occupiers close by include a Co-Operative Store, Premier and a range of local traders.

#### Description

The properties are arranged on ground and two upper floors to provide two shops comprising a pharmacy and a locksmith on the ground floor, with a three bedroom maisonette on the upper floors above each unit which are approached from the rear. The property benefits from four lock-up garages to the rear of the property within a yard approached via a communal service road running off West Road.

#### VAT

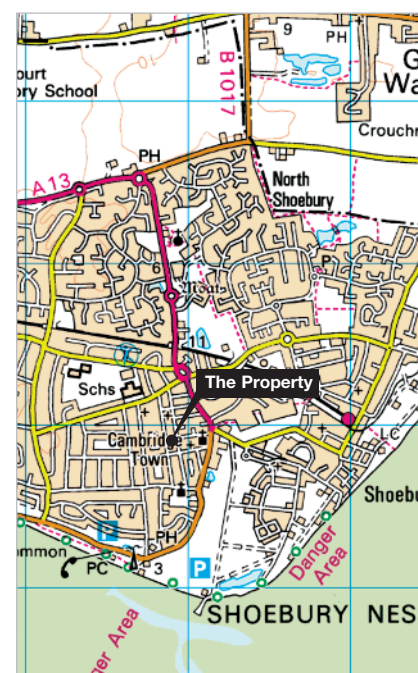
VAT is not applicable to this lot.

#### Documents

The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

#### Energy Performance Certificate

For EPC Rating please see website.



| No.              | Present Lessee  | Accommodation   | Lease Terms   | Current Rent<br>£ p.a. | Next Review/<br>Reversion |
|------------------|---|---|---|------------------------|---------------------------|
| 75               | Taylor Edwards (London) Ltd (Locksmith)   | Gross Frontage 5.28 m (17' 3")<br>Net Frontage 4.75 m (15' 6")<br>Shop Depth 8.57 m (28' 11")<br>Built Depth 11.58 m (37' 9") | 5 years from 26.01.2005<br>FR & I   | £6,500 p.a.            | Holding over              |
| 75A (Maisonette) | Individual  | 1st and 2nd Floor Maisonette – Three Rooms, Kitchen, Bathroom   | 99 years from 25.12.1988<br>Rent reviews in the 33rd and 66th year        | £75 p.a.               | Rent Review 2021          |
| 75B (Maisonette) | Individual  | 1st and 2nd Floor Maisonette – Three Rooms, Kitchen, Bathroom   | 99 years from 25.12.1988<br>Rent reviews in the 33rd and 66th year        | £75 p.a.               | Rent Review 2021          |
| 77               | The Bullen Healthcare Group Ltd (1) (Pharmacy) ( <a href="http://www.bullens.com">www.bullens.com</a> ) | Gross Frontage 4.92 m (16' 1")<br>Net Frontage 4.39 m (14' 4")<br>Built Depth 11.58 m (37' 10")                               | 3 years from 21.05.2014<br>FR & I<br>Tenant option to break on 21.05.2016 | £6,000 p.a.            | Reversion 2017            |
| Rear Store       | (2)   | 4 Lock-up Stores 59.34 sq m (638 sq ft)   | (2)   |                        |                           |

(1) For the year ended 31st March 2014, The Bullen Healthcare Group Ltd reported a turnover of £21.64 million, a pre-tax profit of £550,227 and a net worth of £1.073 million (Source: Experian 27.02.2015). Bullen use the premises as a medical office and have not removed the previous tenant's fascia.  
(2) The Vendors have no knowledge regarding any lettings of the lock-up garages and the purchaser is deemed to have satisfied themselves in this regard.

**Total £12,650 p.a.**

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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**Lee Baron**  
CHARTERED SURVEYORS

NB. The plan is for identification only. © Crown Copyright, ES 100004106