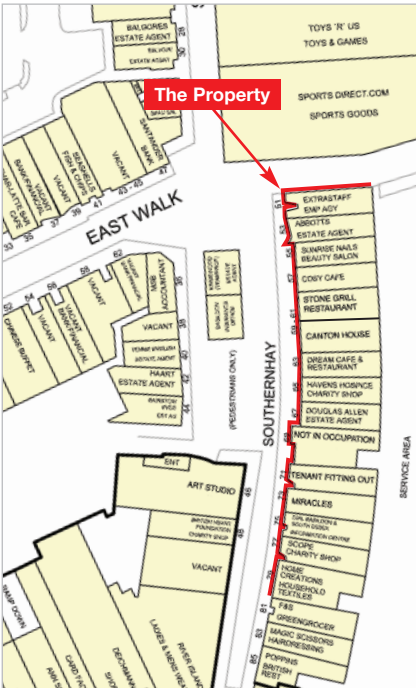


## Basildon 51-79 Southernhay Essex SS14 1EU

- **Leasehold Retail Parade and Residential Investment**
- Comprising an unbroken retail parade of 15 shops with 9 two bedroom maisonettes above
- Well located in the heart of Basildon within close proximity to the Eastgate Shopping Centre
- 0.3 miles from Basildon Rail Station
- Tenants include Countrywide Estate Agents and Scope
- Total Current Gross Rents Reserved  
**£427,590 pa<sup>(2)</sup>**



### Tenure

Leasehold. Held for a term of 150 years from December 1959 (thus having some 93 years unexpired) at a current ground rent of £80,783 per annum.

### 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 Sports Direct (adjacent), British Heart Foundation (opposite), ASDA Supermarket, Toys 'R' Us, River Island, 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 on ground and two upper floors to provide an unbroken parade of 15 ground floor shops with 9 self-contained maisonettes above which are accessed from the rear. Externally and to the rear, the property benefits from a service yard accessed from Gateway Road.

### VAT

VAT is applicable to this lot.

### Documents

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

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

**Seller's Solicitor** Lisa Marie Hill, Bond Dickinson LLP. Tel: 0191 279 9139 e-mail: [lisamarie.hill@bonddickinson.com](mailto:lisamarie.hill@bonddickinson.com)

No.	Present Lessee	Accommodation (1)			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
51 Southernhay	Extrastaff Ltd	Ground Floor	107.6 sq m	(1,158 sq ft)	10 years from 17.09.2010 Rent review every 5th year FR & I	£22,500 p.a.	Reversion 2020
53 Southernhay	Countrywide Estate Agents	Ground Floor	105.45 sq m	(1,135 sq ft)	10 years from 29.09.2010 Rent review every 5th year FR & I	£21,500 p.a.	Reversion 2020
55 Southernhay	TT Vu (t/a Sunrise Nails)	Ground Floor	95.80 sq m	(1,031 sq ft)	15 years from 31.10.2006 Rent review every 5th year FR & I	£28,000 p.a.	Reversion 2021
57 Southernhay	M Kilie & H Kussan (t/a Cosy Café)	Ground Floor	97 sq m	(1,044 sq ft)	10 years from 29.09.2016 Rent review every 5th year FR & I	£24,000 p.a.	Rent Review 2021
59 Southernhay	A Han (t/a Stone Grill Restaurant)	Ground Floor	116.70 sq m	(1,256 sq ft)	15 years from 13.06.2016 Rent review every 5th year FR & I	£29,500 p.a. (2)	Rent Review 2021
61 Southernhay	H Jiang (t/a Canton House)	Ground Floor	116.70 sq m	(1,256 sq ft)	10 years from 19.02.2016 Rent review every 5th year FR & I	£20,000 p.a.	Rent Review 2021
63 Southernhay	E Nazli (t/a Dream Café & Restaurant)	Ground Floor	99.80 sq m	(1,074 sq ft)	10 years from 25.03.2015 Rent review every 5th year FR & I	£24,000 p.a.	Rent Review 2020
65 Southernhay	Havens Christian Hospice	Ground Floor	56.85 sq m	(612 sq ft)	10 years from 11.06.2015 Rent review every 5th year FR & I	£18,500 p.a.	Rent Review 2020 Mutual break 11.06.2020
67 Southernhay	Arun Estate Agents Ltd	Ground Floor	106.40 sq m	(1,145 sq ft)	25 years from 25.03.1996 Rent review every 5th year FR & I	£30,750 p.a.	Reversion 2021
69 Southernhay	Wetherseal Holdings Ltd	Ground Floor	150.50 sq m	(1,620 sq ft)	15 years from 24.06.2003 Rent review every 5th year FR & I	£46,000 p.a.	Reversion 2018
71 Southernhay	Fresh Property Sales Ltd	Ground Floor	110.65 sq m	(1,191 sq ft)	10 years from 08.07.2016 Rent review every 5th year FR & I	£20,000 p.a.	Rent Review 2021
73 Southernhay	M Karakaya (t/a Miracles)	Ground Floor	110 sq m	(1,184 sq ft)	15 years from 24.06.2016 Rent review every 5th year FR & I	£22,000 p.a. (4)	Rent Review 2021
75 Southernhay	Dial Basildon & South Essex	Ground Floor	107.70 sq m	(1,159 sq ft)	3 years from 15.03.2014 FR & I	£16,000 p.a.	Reversion 2017
77 Southernhay	Scope	Ground Floor	115.80 sq m	(1,246 sq ft)	3 years from 25.12.2014 FR & I	£16,500 p.a.	Reversion 2017
79 Southernhay	G Hayward (t/a Home Creations)	Ground Floor	141.50 sq m	(1,523 sq ft)	10 years from 14.11.2014 Rent review every 5th year FR & I	£21,000 p.a.	Rent Review 2019 Mutual break 13.06.2019
1/9 Gateway	Individual	First Floor Maisonette (3)	82 sq m	(883 sq ft)	Assured Shorthold Tenancy	£8,400 p.a.	Holding over
2/9 Gateway	Individual	First Floor Maisonette (3)	91 sq m	(980 sq ft)	Assured Shorthold Tenancy	£9,300 p.a.	Reversion October 2017
3/9 Gateway	Individual	First Floor Maisonette (3)	83 sq m	(892 sq ft)	Assured Shorthold Tenancy	£9,300 p.a.	Reversion October 2017
4/9 Gateway	Individual	First Floor Maisonette (3)	82 sq m	(883 sq ft)	Assured Shorthold Tenancy	£8,340 p.a.	Holding over
5/9 Gateway	Individual	First Floor Maisonette (3)	82 sq m	(883 sq ft)	Assured Shorthold Tenancy	£6,000 p.a.	Holding over
6/9 Gateway	Individual	First Floor Maisonette (3)	82 sq m	(883 sq ft)	Assured Shorthold Tenancy	£5,100 p.a.	Holding over
7/9 Gateway	Individual	First Floor Maisonette (3)	82 sq m	(883 sq ft)	Assured Shorthold Tenancy	£8,340 p.a.	Holding over
8/9 Gateway	Individual	First Floor Maisonette (3)	82 sq m	(883 sq ft)	Assured Shorthold Tenancy	£8,400 p.a.	Holding over
9/9 Gateway	Individual	First Floor Maisonette (3)	82 sq m	(883 sq ft)	Assured Tenancy	£4,160 p.a.	Holding over

- (1) Areas provided by the vendor.  
(2) Rent commencement date 14th March 2017.  
(3) Residential units are measured on a GIA basis.  
(4) Tenant is currently paying £11,000 per annum until 23rd March 2017.

**Total £427,590 p.a.**