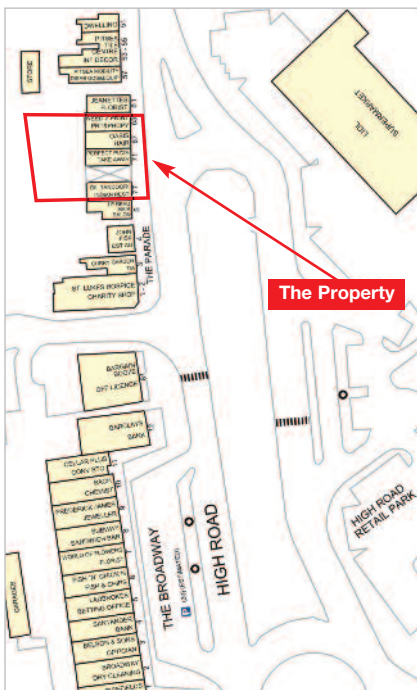


Basildon

63/79 High Road
Pitsea
Essex
SS13 3BB

- Freehold Retail and Residential Parade
- Comprises four shops and three flats with potential for two additional flats
- Established parade in town centre
- Located opposite Lidl and Pitsea Retail Park
- Rent Reviews from 2015
- No VAT applicable
- Total Current Rents Reserved
£63,400 pa



Tenure
Freehold.

Location

Basildon is located in south Essex, approximately 20 miles east of central London, 17 miles south of Chelmsford and 15 miles west of Southend-on-Sea. The town benefits from excellent road communications, being located adjacent to the A13 and A127 dual carriageways, both of which provide direct access to Junctions 29 and 30 of the M25, located 7 miles to the west. Rail communications are also good with Basildon Railway Station offering direct access into the City and Docklands, with a fastest journey time to London (Fenchurch Street) of 35 minutes. Pitsea is located about 1.5 miles from the centre of Basildon and the property is situated in a prominent position on the north side of High Road close to the pedestrianised Northlands Pavement and opposite Lidl. Occupiers close by include McDonald's, KFC and Pets at Home in the Pitsea Retail Park opposite, as well as a number of local traders in the immediate vicinity.

Description

The property is arranged on ground and one upper floor to provide four ground floor shop units, with nos 63/65 and 67/69 presently using the first floor for ancillary accommodation, which was previously used as residential (and could be converted back subject to obtaining any necessary consents) and benefit from self-contained entrances at the rear. The remainder of the first floor provides 3 self-contained flats, which are accessed from the rear. In addition, there is a car park to the rear.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
63-65	Need 2 Print	Ground Floor 58 sq m (624 sq ft) First Floor 58 sq m (624 sq ft) Total 116 sq m (1,248 sq ft)	11 years from 17.01.2003 FR & I (1)	£14,000 p.a.	Holding Over
67-69	Hair Oasis	Ground Floor 58 sq m (624 sq ft) First Floor 58 sq m (624 sq ft) Total 116 sq m (1,248 sq ft)	11 years from 25.03.2009 Rent review every 3rd year FR & I	£14,000 p.a.	Rent Review 2015
71-73	Perfect Pizza	Ground Floor 58 sq m (624 sq ft) First Floor Flat comprising 2 Rooms, Kitchen and Bathroom	10 years from 03.03.2005 Rent review every 5th year FR & I	£14,900 p.a.	Reversion 2015
75	Individual	First Floor Flat comprising 2 Rooms, Kitchen and Bathroom	6 month AST from 01.02.2014	£6,000 p.a. (annualised)	
77-79	Dil Tandoori Restaurant	Ground Floor 71.5 sq m (770 sq ft) First Floor Flat comprising 2 Rooms, Kitchen and Bathroom	11 years from 25.03.2009 Rent review every 3rd year FR & I	£14,500 p.a.	Rent Review 2015

(1) Terms are being negotiated for a new 6 year lease at £14,000 per annum subject to contract. See legal pack.
NB. The property has not been inspected by Allsop. The floor areas and flat accommodation have been provided by the Vendor and the areas are Gross Internal.

Total £63,400 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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