

## Shoeburyness

### 21 The Renown Constable Way Southend-on-Sea Essex SS3 9UU

- **Leasehold Convenience Store Investment**
- **Let to Martin McColl Ltd on a lease expiring 2021**
- **Rent Review 2017**

#### Tenure

Leasehold. Held under a lease from Southend-on-Sea Borough Council for a term of 125 years from 25th March 1988 (thus having approximately 98 years unexpired) at a rent of £4,320 per annum reviewable every fifth year to 30% of the open market rental value.

#### Location

Shoeburyness is a coastal town and residential area to the east of Southend-on-Sea. The property is situated to the north of Shoeburyness in a residential area and forms part of a parade of shops serving the densely populated residential area.

#### Description

The property is arranged on ground floor only to provide a ground floor convenience store.

### Current Gross Rent Reserved £25,000 pa

The property provides the following accommodation and dimensions:

Gross Frontage	6.49 m	(21' 4")
Net Frontage	4.88 m	(16')
Shop Depth	18.80 m	(61' 8")
Built Depth	28.87 m	(94' 8")

#### Tenancy

The entire property is at present let to MARTIN MCCOLL LTD for a term of 14 years from 16th July 2007 at a current rent of £25,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

#### Tenant Information

Website Address: [www.martinmccoll.co.uk](http://www.martinmccoll.co.uk)  
For the year ended 23rd November 2013, Martin McColl Ltd reported a turnover of £428.1m, a pre-tax profit of £26.618m and a net worth of £143,673.  
(Source: riskdisk.com 14.01.2015.)

#### VAT

VAT is applicable to this lot.

#### Documents

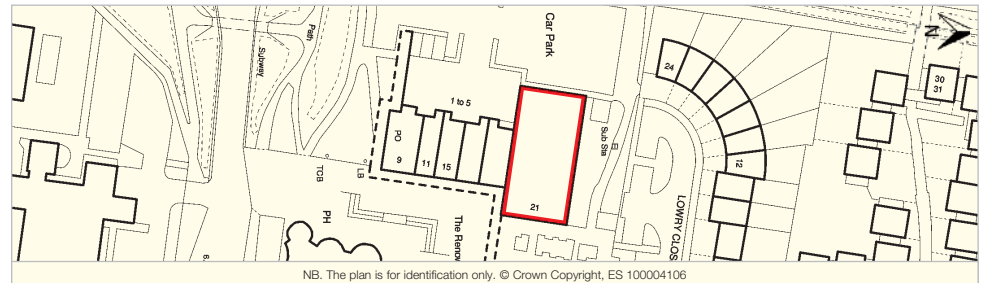
The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

#### Energy Performance Certificate

For EPC Rating please see website.

#### Seller's Solicitor

D Farmer Esq, Eversheds.  
Tel: 0845 498 7887.  
E-mail: [david.farmer@eversheds.com](mailto:david.farmer@eversheds.com)



## Eastbourne

### 13/14 The Broadway Lindfield Road East Sussex BN22 0AS

- **Freehold Shop and Residential Investment**
- **Shop lease expires 2017**

#### Tenure

Freehold.

#### Location

Eastbourne has a population of some 95,000 and is a well known resort town and conference centre located on the East Sussex coast, midway between Brighton and Hastings. The property is located to the north-west of Eastbourne town centre in the residential suburb of Hampden Park. The property forms part of a shopping precinct situated at the junction of The Broadway and Lindfield Road and serves the needs of the densely populated residential area.

McColl's have a branch in the precinct whilst the other occupiers are local traders.

### Total Current Rents Reserved £8,500 pa

#### Description

The property is arranged on ground and one upper floor to provide a ground floor shop with a self-contained flat above approached via a separate rear entrance. To the rear is a lock-up garage let with the flat.

#### VAT

VAT is not applicable to this lot.

#### Documents

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

#### Energy Performance Certificate

For EPC Rating please see website.

#### Seller's Solicitor

David Farmer, Eversheds.  
Tel: 0845 498 7887.  
E-mail: [david.farmer@eversheds.com](mailto:david.farmer@eversheds.com)



No.	Present Lessee	Accommodation	Lease Terms	Current Rent Reserved £ p.a.	Next Review/ Reversion
14	D Greer (1)	Gross Frontage 6.45 m (21' 2") Net Frontage 5.20 m (17' 1") Shop Depth 11.10 m (36' 5") Built Depth 13.15 m (43' 2")	10 years from 05.04.2007 Rent review at the 5th year FR & I	£8,500 p.a.	Reversion 2017
13	Individual	First Floor Flat and Garage No. 3	999 years from 11.05.2007 FR & I	Peppercorn	Reversion 3006

(1) The Lessees have supplied a rent deposit of £4,250 p.a.