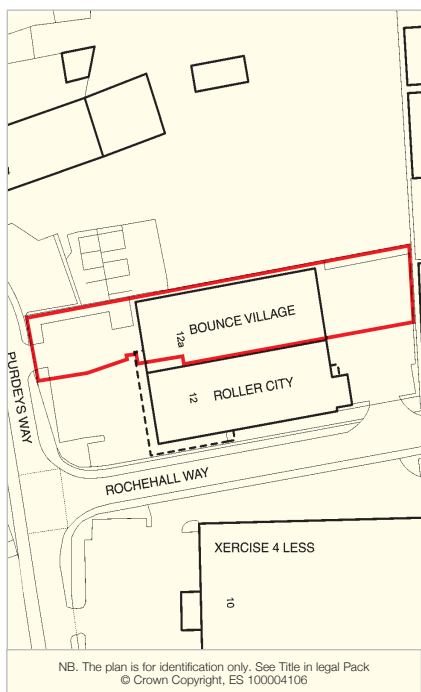


Rochford **12A Purdeys Way** **Essex** **SS4 1NE**

- **Freehold Leisure Investment**
- Comprising a modern unit totalling 1,036.5 sq m (11,155 sq ft)
- Let on a lease expiring in 2025
- On-site car parking and secure rear yard
- Rent Review 2020
- Current Rent Reserved

£55,000 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Rochford is situated 3 miles north of Southend, and 2 miles north of the A127 Southend to London arterial road. Southend benefits from its own international airport (London Southend Airport), and frequent rail services from the airport to London (approximately 53 minutes). In addition, the M25 Motorway is only 20 miles to the west.

The property is situated on the established Purdeys Industrial Estate, which is about ½ mile from London Southend Airport. More particularly, the property is located at the junction of Purdeys Way and Rochehall Way. Occupiers close by include Southend Airport Parking, other leisure users, such as Roller City (adjacent), The Fun Factory, Monkey Business and Exercise 4 Less, as well as retail and trade counters, such as BSG Buildbase, Thermoshield and Albon.

Description

The property is arranged on ground and mezzanine floors presently arranged to provide a trampoline park with cafeterias, customer seating areas, WCs and staff ancillary areas. There is substantial car parking to the front and a large gated yard to the rear.

The property provides the following accommodation and dimensions:

Ground Floor	858.00 sq m	(9,235 sq ft)
Mezzanine Floor	178.50 sq m	(1,920 sq ft)
Total	1,036.50 sq m	(11,155 sq ft)

Tenancy

The entire property is at present let to BOUNCE VILLAGE LIMITED (with personal guarantor) for a term of 10 years from 27th July 2015 at a current rent of £55,000 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.bouncevillage.co.uk

Trip Advisor Rating: 4 Star (28 reviews).

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 97 Band D (Copy available on website).

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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