

Southend-on-Sea

Units 1-22

Robert Leonard Industrial Estate

Stock Road

Essex

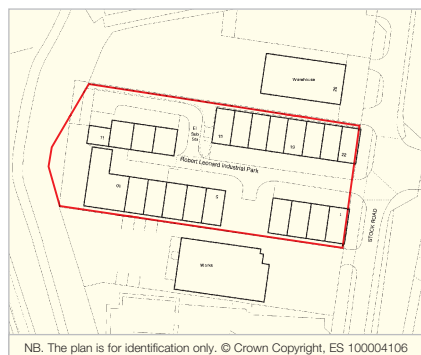
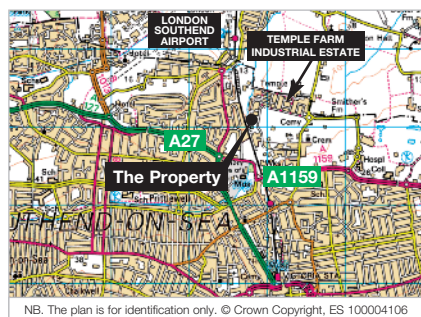
SS2 5QD

- **Freehold Multi Let Industrial Investment**
- Comprising 22 self-contained units
- Total accommodation 3,304 sq m (35,565 sq ft)
- Well located in established industrial area close to London Southend Airport

• Total Current Rents Reserved
£184,140.10 pa
plus 410.7 sq m
(4,421 sq ft) Vacant

On the Instructions of T. Perkin
 & J. Barber of CBRE Ltd acting
 as Joint Fixed Charge Receivers

CBRE



Tenure

Freehold.

Location

Southend-on-Sea is an important commercial and tourist centre situated some 45 miles east of central London. The town has a resident population of approximately 160,000, which increases during the summer months. The town enjoys good road access via the A127, which provides direct access to both the A13 (to London) and the M25 Motorway. The town also benefits from London Southend International Airport, whilst there are regular train services to London's Fenchurch Street and Liverpool Street stations.

The property is situated in an established industrial area on the west side of Stock Road, adjacent to Temple Farm Industrial Estate and a short distance from both London Southend Airport and the A127.

Description

The property is arranged as four terraces comprising a total of 22 self-contained units (units 8 & 9 interconnect), each benefiting from parking and loading areas to the front.

Site area approximately 0.78 Hectares (1.94 Acres)

Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out opposite.

VAT

Please refer to the Special Conditions of Sale.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

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 A Judson Esq, Walker Morris. Tel: 0113 283 2500 e-mail: austin.judson@walkermorris.co.uk



No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
1	Mr Su Chay Huynh	Ground Floor (1)	131.99 sq m	(1,421 sq ft)	3 years from 01.12.2000	£9,275 p.a.	Holding over
2	Messrs Chapman & Gilling	Ground Floor	134.00 sq m	(1,442 sq ft)	10 years from 06.06.2010. Rent review every 5th year	£9,275 p.a.	Reversion 2020
3	P Matheron	Ground Floor	132.50 sq m	(1,426 sq ft)	3 years from 01.08.2016	£9,262.50 p.a.	Reversion 2019
4	M Rosson	Ground Floor	132.50 sq m	(1,426 sq ft)	3 years from 01.08.2016. Rolling tenant break option on 3 months' notice	£9,000 p.a.	Reversion 2019
5	Mr R W Spencer	Ground Floor	136.00 sq m	(1,464 sq ft)	Approximately 3 years from 13.01.2014 and expiring 31.07.2017. Rent review every 3rd year	£9,500 p.a.	Reversion 2017
6	C S Hardingham (t/a SSL Souvenirs & Gifts Ltd)	Ground Floor	137.50 sq m	(1,480 sq ft)	2 years from 01.09.2016. Rolling tenant break option on 3 months' notice	£9,526.60 p.a.	Reversion 2018
7	Mr I Ahmed	Ground Floor	137.50 sq m	(1,480 sq ft)	3 years from 01.08.2016. Tenant break option at end of first year	£9,500 p.a.	Reversion 2019
8 & 9	Mr L J Fuller (t/a Abbey Marble)	Ground Floor Mezzanine	275.50 sq m 46 sq m	(2,965 sq ft) (495 sq ft)	10 years from 29.09.2010. Rent review every 5th year (4)	£19,500 p.a.	—
10	Vacant	Ground Floor (1)	410.70 sq m	(4,421 sq ft)	—	—	—
11	Orion 26 Ltd	Ground Floor (1)	79.87 sq m	(860 sq ft)	3 years from 01.05.2013. Tenant break option at end of first year (not exercised)	£5,950 p.a.	Holding over
12	Claimfix Limited	Ground Floor Mezzanine	112.50 sq m 47 sq m	(1,211 sq ft) (506 sq ft)	3 years from 01.04.2012	£6,000 p.a.	Holding over
13	Mr S Marshall	Ground Floor Mezzanine	112.50 sq m 17 sq m	(1,211 sq ft) (183 sq ft)	3 years from 31.03.2016. Tenant break option at the end of 2nd year	£8,500 p.a.	
14	Redline Industrial Supplies Ltd	Ground Floor (1)	112.50 sq m	(1,211 sq ft)	2 years from 23.02.2011	£6,700 p.a.	Holding over
15	J Curmi	Ground Floor Mezzanine	125.00 sq m 55.5 sq m	(1,346 sq ft) (597 sq ft)	3 years from 05.12.2007	£9,700 p.a.	Holding over
16	Mr L Hephherd & B Hephherd	Ground Floor	126.00 sq m	(1,356 sq ft)	3 years from 29.07.2016	£9,000 p.a.	Rent increases to £9,500 p.a. on 29.07.2018
17	Leigh Baxter Associates Ltd (2)	Ground Floor Mezzanine	126.00 sq m 71.80 sq m	(1,356 sq ft) (773 sq ft)	10 years from 24.06.2010. Rent review every 5th year. Tenant break option in 2015 (not exercised)	£8,100 p.a.	2015 Rent Review Outstanding
18	WKN Retail Limited	Ground Floor (1)	125.28 sq m	(1,349 sq ft)	5 years from 01.01.2013. Rent review in 2016 & 2018.	£9,500 p.a.	Rent Review 2016 outstanding
19	Double L Timber Products Limited	Ground Floor Mezzanine	125.50 sq m 16.3 sq m	(1,351 sq ft) (175 sq ft)	5 years from 31.08.2012. Tenant break option 2015 (not exercised)	£8,750 p.a.	Reversion 2017
20	K Eaves	Ground Floor	126.00 sq m	(1,356 sq ft)	3 years from 01.04.2015. Tenant break option at end of first (not exercised) and second years	£9,600 p.a.	Reversion 2018
21	Ableform Ltd (t/a Premier Metals) (3)	Ground Floor	126.00 sq m	(1,356 sq ft)	1 year from 15.04.2016	£9,000 p.a.	Reversion 2017
22	Ariyen Smart Repairs (t/a Chipsaway)	Ground Floor (1)	125.13 sq m	(1,347 sq ft)	3 years from 27.06.2016	£8,500 p.a.	Rent increases to £9,500 p.a. on 28.06.2017
Sub Station	Eastern Power Networks Plc	Electricity Sub Station			99 years from 26.06.1979	£1 p.a.	Reversion 2078
		Total	3,304.07 sq m	(35,566 sq ft)	Total £184,140.1 p.a.		

(1) Area sourced from voa website, not inspected by Allsop.

(2) For the year ended 30th April 2015, Leigh Baxter Associates Ltd reported an undisclosed turnover and pre-tax profit and shareholders' funds and a net worth of £123,063. (Source: riskdisk.com 08.11.2016.)

(3) For the year ended 31st January 2016, Ableform Ltd reported an undisclosed turnover and pre-tax profit and shareholders' funds and a net worth of £150,220. (Source: riskdisk.com 08.11.2016.)

(4) The Receivers do not hold a copy of the lease. These terms have been taken from Heads of Terms dated 06.05.2010.