



## Westcliff-on-Sea "Porters" 367 Westborough Road Essex SS0 9TS

- **Freehold Public House Investment**
- Mid terrace building in retail location
- Let on tied lease (1)
- Rolling tenancy
- Current Rent Reserved  
**£29,000 pa**

**On the Instructions of Trevor O'Sullivan & Nick Wood as Joint Administrators of Pubs 'N' Bars plc**

**SIX WEEK COMPLETION AVAILABLE**

### Tenure

Freehold.

### Location

Westcliff-on-Sea is a suburb of Southend-on-Sea, situated in South Essex, on the north bank of the Thames Estuary. Westborough Road is situated to the west of Southend town centre, about 2 miles north of Westcliff Station, and is a thoroughfare for a densely populated area.

The property is situated within a predominantly residential area on Westborough Road close to the junction with Fleetwood Avenue. Commercial occupiers close by include convenience stores and a number of local traders.

### Description

This mid terrace property is arranged on basement, ground and one upper floor to provide a public house, having trade areas on ground floor, with storage and ancillary accommodation to the rear and a further bar area to basement. The first floor comprises manager's accommodation, accessed from within the pub.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	<b>5.10 m</b>	<b>(16' 9")</b>
<b>Net Frontage</b>	<b>4.90 m</b>	<b>(16' 1")</b>
<b>Built Depth</b>	<b>23.10 m</b>	<b>(75' 9")</b>
<b>First Floor – Residential</b>		

### Tenancy

The entire property is at present let to TINA COMYNS on a rolling 3 year tied tenancy at a current rent of £29,000 per annum. The lease contains full repairing and insuring covenants and also contains a tie for the sale of certain types of beers and non-beer drinks. Further details are available on request.

### VAT

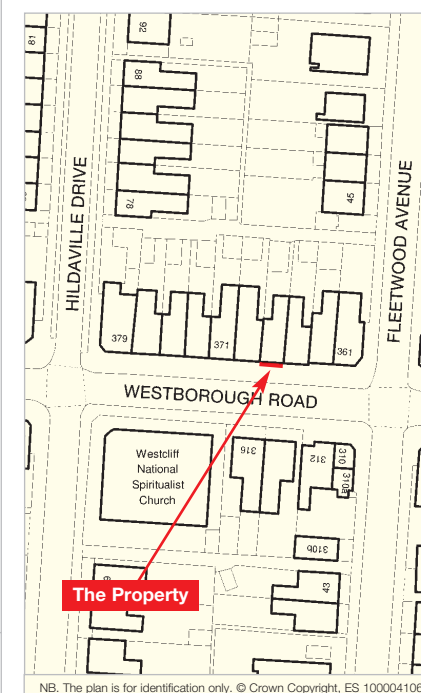
VAT is applicable to this lot.

### Documents

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

### Energy Performance Certificate

EPC Rating 64 Band C (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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