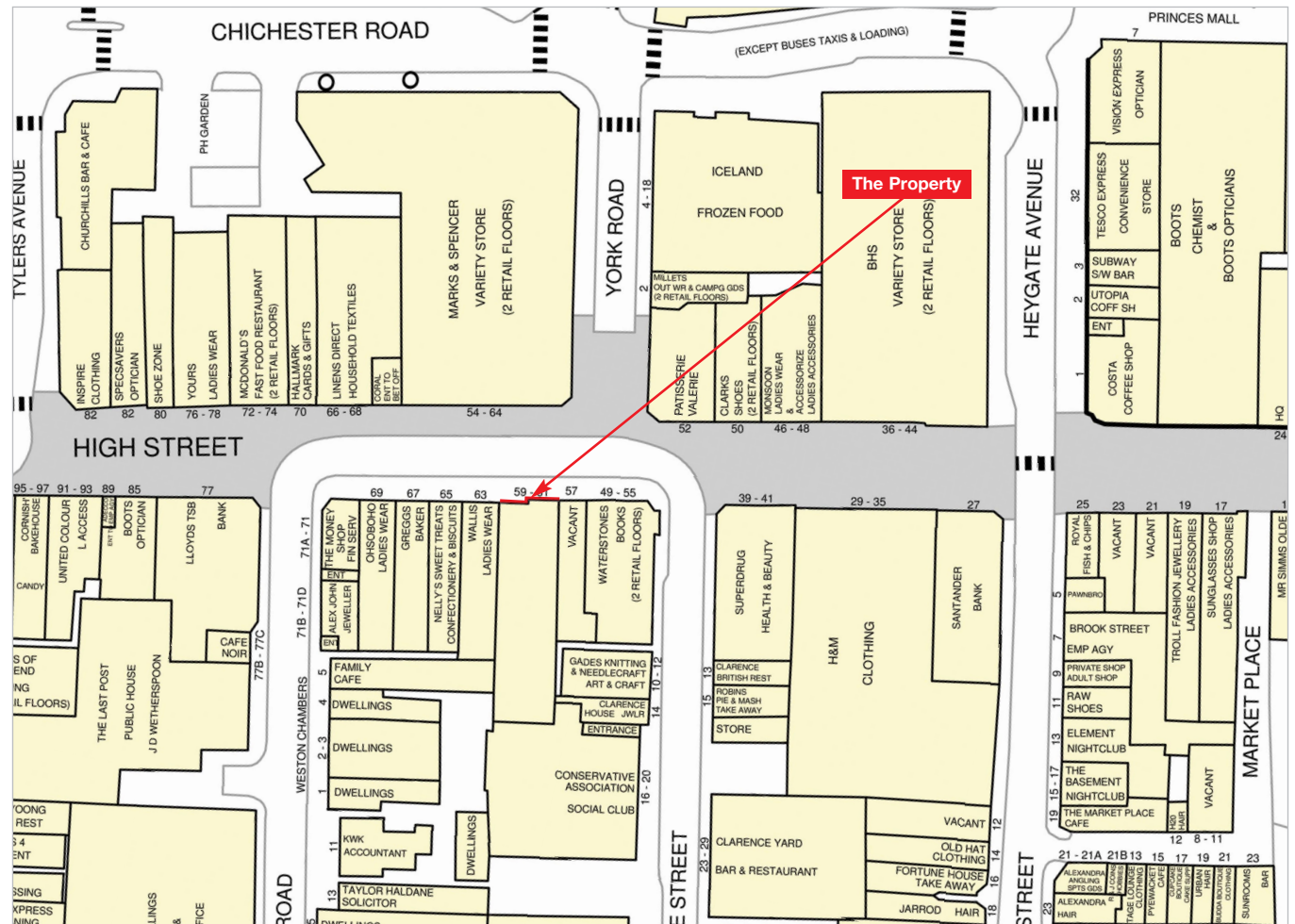


# Southend-on-Sea

59-61 High Street  
Essex  
SS1 1HZ

- Attractive Freehold Bank Investment
- Well located in the pedestrianised town centre
- Opposite Marks & Spencer
- Let to Lloyds TSB Bank plc
- Lease expires September 2018
- Current Rent Reserved  
**£155,000 pa**

**SIX WEEK COMPLETION AVAILABLE**



**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 160,000 which increases during the summer months. The town enjoys good road access via the A13 to London and the M25, and also benefits from improved train services to London (Fenchurch Street). The property is situated on the west side of the pedestrianised High Street between the junction with Clarence Street and Weston Road. Occupiers close by include Marks & Spencer which is immediately opposite, Waterstones, Superdrug, H & M, Santander, BHS, Monsoon, Clarks, McDonald's, Specsavers, Boots Optician and Greggs.

**Description**  
The property is arranged on basement, ground and two upper floors to provide a ground floor banking hall/sales, further first floor sales and staff accommodation, second floor storage and basement storage.

The property provides the following accommodation and dimensions:

Gross Frontage	11.00 m	(36' 1")
Net Frontage	9.75 m	(31' 11")
Shop Depth	24.55 m	(80' 6")
Basement	120.25 sq m	(1,294 sq ft)
Ground Floor Sales	237.25 sq m	(2,553 sq ft)
First Floor Sales/Staff	213.25 sq m	(2,295 sq ft)
Second Floor Storage	30.00 sq m	(322 sq ft)
Total	600.75 sq m	(6,464 sq ft)

## Tenancy

The entire property is at present let to LLOYDS TSB BANK PLC for a term of 30 years from 29th September 1988 at a current rent of £155,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. The tenants are not in occupation.

## Tenant Information

Website Address: [www.lloydsbank.com](http://www.lloydsbank.com)  
Lloyds TSB Bank plc is ultimately owned by Lloyds Banking Group plc who operate from more than 3,000 branches across the UK. For the year ended 31st December 2011, Lloyds TSB Bank plc reported a total net worth of £45.387bn. (Source: riskdisk.com 01.11.2012.)

## Interim Schedule of Dilapidations

An Interim Schedule of Dilapidations has been prepared by the Vendors and served on the Tenants. Their surveyors have agreed to all works being done, subject to costings, which are believed to be approximately £138,000. The benefit of this will be assigned to the Purchaser.

## VAT

VAT is not applicable to this lot.

## Documents

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

## Energy Performance Certificate

EPC Rating 69 Band C (Copy available on website).





LLOYDS LET TO  
TSB BANK PLC