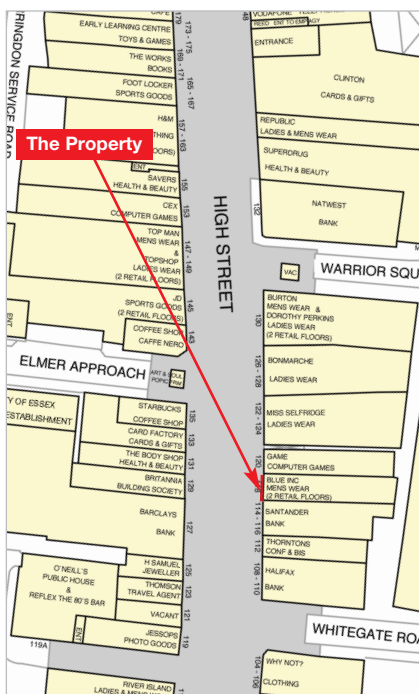


# Southend-on-Sea 118 High Street Essex SS1 1JT

- Freehold Shop Investment
- Town centre position adjacent to Santander
- Let by lease renewal on a lease expiring 2016
- Current Rent Reserved  
**£60,000 pa <sup>(1)</sup>**

**SIX WEEK COMPLETION  
AVAILABLE**



**Tenure**  
Freehold.

**Location**  
Southend-on-Sea is located some 37 miles east of Central London and is an important commercial and tourist centre. The town has a population of 160,000 which increases substantially during the summer months. The town enjoys good road access via the A13 to London and the M25 and also benefits from train services to London (Fenchurch Street).

The property is situated in the heart of the town centre's pedestrianised retailing position opposite Barclays Bank, adjacent to Santander. Occupiers close by include Halifax, Thorntons, H Samuel, Jessops, River Island, Thomson and Carphone Warehouse.

**Description**  
The property is arranged on ground and two upper floors to provide a shop with ancillary storage above.

The property provides the following accommodation and dimensions:

|                       |                   |                      |
|-----------------------|-------------------|----------------------|
| Ground Floor Sales    | 160.0 sq m        | (1,722 sq ft)        |
| First Floor Sales     | 54.9 sq m         | (591 sq ft)          |
| First Floor Ancillary | 8.4 sq m          | (90 sq ft)           |
| Second Floor Store    | 55.2 sq m         | (594 sq ft)          |
| <b>Total</b>          | <b>278.5 sq m</b> | <b>(2,997 sq ft)</b> |

## Tenancy

The entire property is at present let to A LEVY & SON LTD for a term of 5 years from 29th September 2011 at a current rent of £60,000 per annum, exclusive of rates. The lease contains full repairing and insuring covenants. As a concession to the lease renewal, the rent payable by the tenant is £30,000 per annum until 24th March 2013. (1) The Vendor will top this up on completion such that the purchaser effectively receives £60,000 per annum from completion.

## Tenant Information

No. of Branches: Over 100 in the UK.  
Website Address: [www.blueinc.co.uk](http://www.blueinc.co.uk)  
For the year ended 31st December 2010, A Levy & Son Ltd reported a turnover of £46.929m, a pre-tax profit of £1.13m, shareholders' funds of £5.842m and a net worth of £5.534m. (Source: riskdisk.com 11.06.2013)

## Buyer's premium

The purchaser will pay 1% plus VAT on the purchase price towards the Vendor's sales costs.

## VAT

VAT is applicable to this lot.

## Documents

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

## Viewings

Viewings are by appointment only, please e-mail your request with full contact details to [viewings@alltop.co.uk](mailto:viewings@alltop.co.uk)  
In the subject box of your e-mail, please ensure that you enter **Lot 20 Southend-on-Sea.**

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** C Maxwell Esq, Hamblins. Tel: 0207 355 6000 Fax: 0207 518 9100 e-mail: [cmaxwell@hamblins.co.uk](mailto:cmaxwell@hamblins.co.uk)