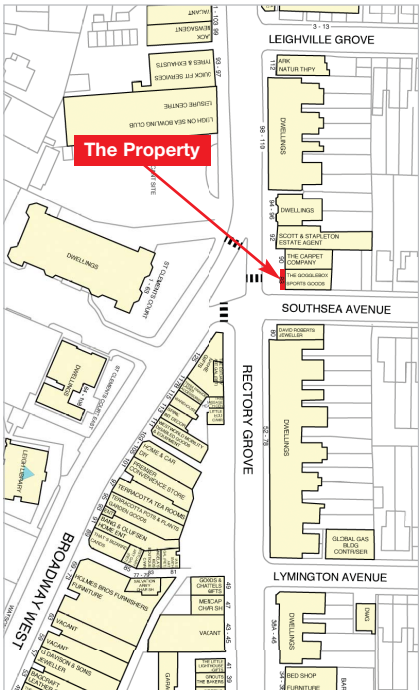


# **Leigh-on-Sea** **88 Rectory Grove** **Essex** **SS9 2HL**

- **Freehold Shop and Ground Rent Investment**
  - Mixed commercial and residential area
  - Shop lease expires 24th August 2018
  - Two residential ground rents
  - Shop Rent Review 2014
  - Total Current Rents Reserved
- £14,570 pa <sup>(1)</sup>**

On the instructions of J Gershinson FRICS and L Brooks MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

allsop



**Tenure**  
Freehold.

**Location**  
Leigh-on-Sea is a popular suburb of Southend-on-Sea, approximately 2 miles west of Southend-on-Sea town centre and 37 miles to the east of Central London.  
The property is situated on the north side of Rectory Grove, close to the junction with Broadway West and Southsea Avenue in a mixed commercial and residential area.  
Occupiers close by include a variety of local traders.

**Description**  
The property is arranged on ground and two upper floors to provide a ground floor shop together with two residential self-contained flats above which have been sold off on two long leases (2).

**VAT**  
VAT is not applicable to this lot.

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

No.	Present Lessee	Accommodation		Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
88	Zambezi of Leigh Limited /(dissolved) /The Crown	Gross Frontage	6.35 m (20' 10")	12 years from 25.08.2006	£15,500 p.a. (1)	Rent Review 2014
		Net Frontage	5.90 m (19' 4")	Rent review every in 2010 and every 4th year thereafter		
		Shop Depth	9.82 m (32' 3")	FR & I (1)		
		Built Depth	13.00 m (42' 8")			
88A	J & K Ivisen	First Floor Flat		99 years from 25.12.2001 (2)	£250 p.a.	Reversion 2100
88B	D Hogg	Second Floor Flat		199 years from 25.12.1971 (2)	£20 p.a.	Reversion 2170
Car Park to rear of 88 and 90 Rectory Grove	Reginald Bass	Car Park		Periodic Tenancy	£1,600 p.a. with £800 attributable to the lot	N/A

(1) A rent of £13,500 p.a. is being paid by Wendy Keeshaw, t/a The Gogglebox pursuant to a Business Tenancy of 88 Rectory Grove which has not been regularised. Please see legal pack for full details.  
(2) The relevant notices under Section 5A of the Landlord & Tenant Act 1987 have been served on the qualifying tenants. Copies of which are available in the legal pack.

**Total £14,570 p.a. (1)**