

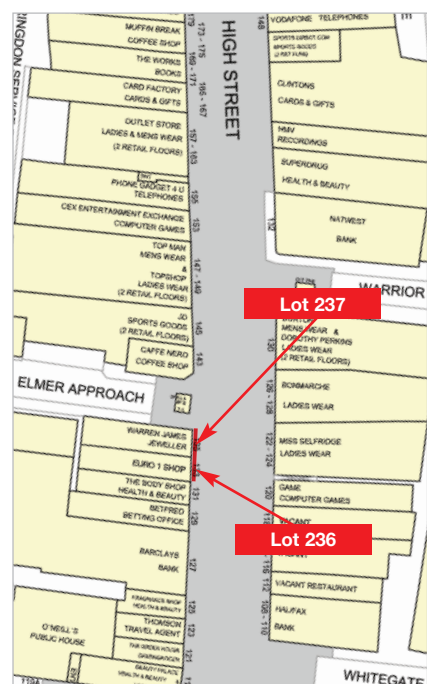
Southend-on-Sea 133-135 High Street Essex SS1 1LH

- Two Freehold Shop Investments
- To be offered as two individual lots
- Lot 237 let to Warren James (Jewellers) Ltd on a lease expiring in 2025 (1)
- Lot 236 let on lease expiring in 2022
- Pedestrianised town centre location
- Close to Topshop, Burton and a public car park
- Current Rents Reserved

Lot 236 £41,000 pa⁽³⁾

Lot 237 £47,500 pa

**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 Motorway and also benefits from train services to London (Fenchurch Street).

The properties are situated on the west side of the pedestrianised High Street, in a prominent corner position at the junction of Elmer Approach, which leads to a large public car park. Occupiers close by include Barclays, Betfred, The Body Shop, Caffè Nero, JD Sports, Topshop, Burton and Bonmarché, amongst many others.

Description

The properties, which are to be offered as two individual lots, are arranged on ground, first and part second floors to provide two ground floor shops with No 133 having staff ancillary and storage accommodation at first floor level. The first and second floors of No 135 are sealed off and not presently used.

VAT

VAT is applicable to these lots.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Lot	No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
236	133	Estayor Ltd	Gross Frontage 5.75 m (18' 10") Net Frontage 5.20 m (17' 1") Shop Depth 24.35 m (79' 10") Built Depth 26.55 m (87' 2") First Floor 91.5 sq m (985 sq ft)	5 years from 19.07.2017 FR & I	£41,000 p.a. (3)	Reversion 2022
237	135	Warren James (Jewellers) Ltd (2)	Gross Frontage 6.95 m (22' 9") Net Frontage 5.95 m (19' 6") Net Return Frontage 7.35 m (24' 2") Shop & Built Depth 26.05 m (85' 6") First Floor (Not Used) 140.5 sq m (1,512 sq ft) Second Floor (Not Used) 32 sq m (344 sq ft)	10 years from 06.07.2015 (1) Rent review every 5th year FR & I	£47,500 p.a.	Rent Review 2020

(1) There is a tenant's break option at the end of the 5th year of the term.

(2) No of Branches: 204. Website Address: www.warrenjames.co.uk

For the year ended 31st March 2016, Warren James (Jewellers) Ltd reported a turnover of £101m, a pre-tax profit of £37.9m, shareholders' funds of £59.2m and a net worth of £41.9m. (Source: Experian 19.09.2017.)

(3) The rent for the first 12 months of the term is £20,500 per annum, rising to £41,000 per annum in year 2. The Vendor will top up the rent such that the purchaser effectively receives £41,000 per annum from completion.

Total £88,500 p.a.⁽³⁾ for the two lots

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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