

## 5 WEEK COMPLETION



### SITUATION

Located close to the junction with London Road (A13) in the best shopping location in Westcliff-on-Sea, 4 doors down from a new **Sainsbury's Local** with other such multiples as **Greggs, NatWest, Wimpy** and **Boots** nearby. Westcliff-on-Sea is a prosperous mixed residential and commercial town abutting Southend approximately 35 miles east of Central London.

### PROPERTY

A mid-terraced property comprising a **Ground and First Floor Restaurant and Bar** including rear vehicular access with private parking for 3 cars..

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

### ACCOMMODATION

#### Ground Floor Restaurant (38 covers)

|                |       |
|----------------|-------|
| Gross Frontage | 22'0" |
| Internal Width | 19'8" |
| Shop Depth     | 42'7" |
| Built Depth    | 75'0" |
| Disabled WC    |       |

#### First Floor Restaurant (20 covers)

|                                 |                  |
|---------------------------------|------------------|
| Spiral Staircase to Office Area | Approx 230 sq ft |
| Ladies and Gents WCs            |                  |

### TENANCY

The entire property is let on a full repairing and insuring lease to **Mr A.P Saunders as a Bar and Restaurant** for a term of 15 years from 13th August 2009 at a current rent of **£14,400 per annum** exclusive.

**Rent Reviews 2012 and 5 yearly.**

**£14,400 per annum**

The Surveyors dealing with this property are  
**JOHN BARNETT** and **SOPHIE TAYLOR**

### VENDOR'S SOLICITORS

Hamblins LLP - Tel: 020 7355 6000  
Ref: M Hurst Esq - Email: mhurst@hamblins.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts