



SITUATION

Occupying a prime trading position in the heart of the town centre off the pedestrianised High Street, opposite the junction with Weston Road, adjacent to **Marks & Spencer** and amongst such multiple retailers as **McDonald's, Greggs, H&M, Clarks, Specsavers, Lloyds Bank, Waterstones, Superdrug**, and many others. In addition, The Royals Shopping Centre and The Victoria Shopping Centre are a short distance away.

Southend-on-Sea is a popular tourist coast town situated some 17 miles south-east of Chelmsford and approx. 35 miles east of London, benefiting from good transport links with easy access to the A13 to London and the M25 as well as Southend Central (c2c) and Southend Victoria (Greater Anglia) Railway Stations and London Southend Airport.

PROPERTY

A substantial mid-terraced building comprising:

- A **Large Ground Floor Retail Unit** with internal access to **Basement Storage**.
- A separate front entrance leading to a **Basement Betting Shop**.
- **First Floor Café/Restaurant/Retail Area and Second Floor Ancillary Storage Area** all of which is accessed through the adjoining Marks & Spencer Store.

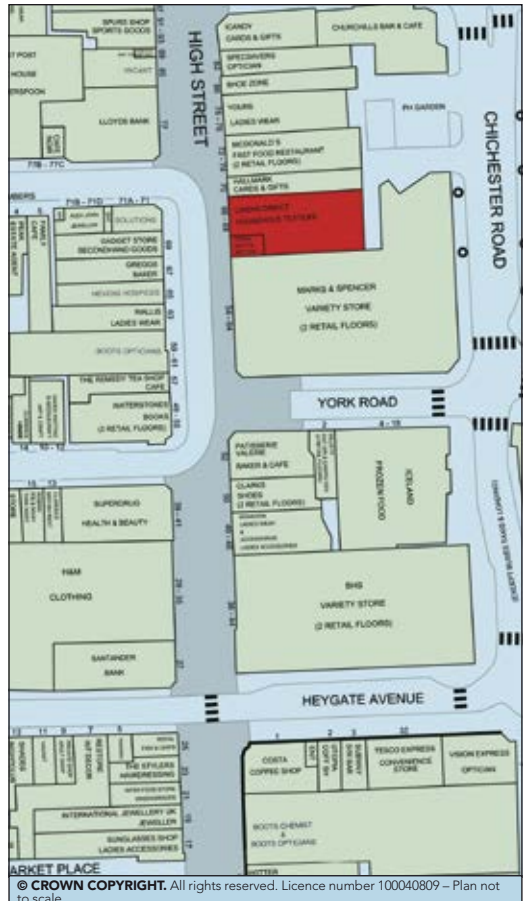
There is rear service access for unloading via Chichester Road.

VAT is applicable to this Lot

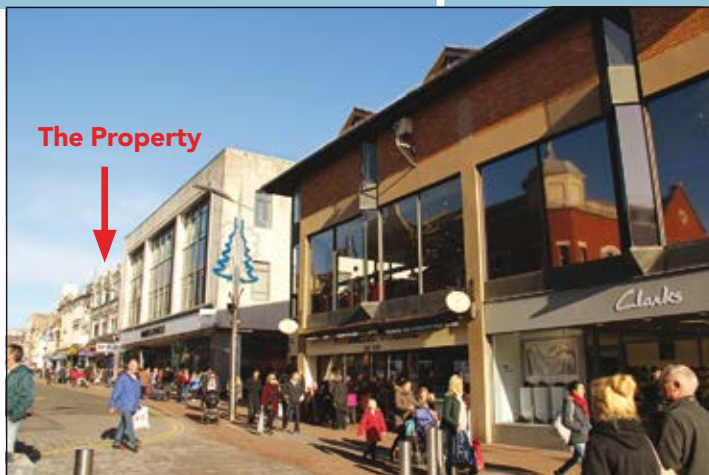
FREEHOLD

£169,250 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN**



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TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Retail Unit and Part Basement	Ground Floor Retail Unit Gross Frontage 37'4" Built Depth 107'0" Ground Floor NIA Approx. 4,131 sq ft ¹ ITZA 1,414 Units Basement Storage (Rear) NIA Approx. 1,975 sq ft ¹ Total NIA Approx. 6,106 sq ft¹	Linens Direct Limited (Having 36 branches)	10 years from 5th September 2011	£100,000	FRI Rent Review September 2016 (No action taken). Tenant's Break 2016 was not exercised.
Ground Floor and Part Basement	Gross Frontage 13'4" Ground Floor Entrance NIA Approx. 269 sq ft ¹ Basement (Front) NIA Approx. 1,533 sq ft ¹	Coral Estates Limited (Having over 1,800 branches)	15 years from 27th February 2006	£35,250	FRI Note 1: Gala Coral Group Ltd have now completed their merger with Ladbrokes plc.
First and Second Floors	First Floor Café / Restaurant / Retail NIA Approx. 4,661 sq ft ¹ Second Floor Storage NIA Approx. 4,675 sq ft ¹ Total NIA Approx. 9,336 sq ft¹	Marks & Spencer PLC (Having 914 branches)	45 years from 1st March 1982	£34,000	FRI Rent Reviews 2019 and 2023. Note 2: The Rent Review assumes access from the High Street.
TOTAL BUILDING NIA APPROX. 17,244 SQ FT¹			TOTAL	£169,250	

¹Floor Areas provided by Vendor

VENDOR'S SOLICITORS
 Bower Cotton LLP - Tel: 020 7353 1313
 Ref: J. Jacob - Email: jonathan.jacob@bowercotton.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 £500 (including VAT) upon exchange of contracts