

LOT A

78/80 Ness Road,  
Shoeburyness,  
Essex SS3 9DG

Reserve Below  
£250,000

FREEHOLD BY AUCTION  
WEDNESDAY, 24TH FEBRUARY 2010  
AT 12 P.M. (UNLESS SOLD PRIOR)  
AT RADISSON BLU PORTMAN HOTEL  
22 PORTMAN SQUARE,  
LONDON W1H 7BG

6 WEEK COMPLETION

View from property



**SITUATION**

Situated on this established retail parade serving the surrounding residential area amongst a host of local and national traders such as **Bairstow Eves, Ladbrokes, Wimpy and Unwins.**

Shoeburyness is located approximately 4 miles east of Southend-on-Sea and 40 miles east of Central London.

**PROPERTY**

A Post War building comprising a **Large Ground Floor Shop** with internal access to **Ancillary Accommodation** on the First Floor. In addition, there is rear vehicular access and parking for 1 car.

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	26'5"
Net Frontage	19'4"
Built Depth	72'6"
Counter & Kitchen	
incl. Cold Store Area Approx	800 sq ft
Office & Store Area Approx	285 sq ft
Total Ground Floor Area Approx	<u>1,085 sq ft</u>

**First Floor Ancillary Accommodation**

(Could be a flat subject to necessary consent)  
4 Rooms Area Approx 530 sq ft  
Plus 2 WC's

VAT is NOT payable in respect of this Lot

**FREEHOLD**

**TENANCY**

The entire property is let on a full repairing and insuring lease to **D. P. Realty Ltd t/a Domino's Pizza (Having over 600 branches) (T/O for Y/E 28/12/08 £10.9 m, Pre-Tax Profit £596,000 and Net Worth £862,000) (Ultimate holding company – Domino's Pizza UK & IRL Plc who for Y/E 28/12/08 reported a T/O of £135.98 m, Pre-Tax Profits £22.1 m and a Net Worth of £11.5 m) for a term of 20 years from 30th September 2009 at a current rent of £18,000 per annum exclusive.**

Rent Reviews 2014 and 5 yearly

Tenant's Break 2019

**Note: The property is occupied by a franchisee**

**£18,000 per annum**

**VENDOR'S SOLICITORS**

A. Kellner Esq, In-House Solicitor

Panther Securities Plc

Deneway House, 88/94 Darkes Lane,

Potters Barr, Hertfordshire, EN6 1AQ

Tel: 01707 667 300



Brook Point, 1412 High Road, Whetstone  
London N20 9BH

Telephone: 020 8492 9449 Fax: 020 8492 7373

The Surveyors dealing with this property are  
JOHN BARNETT and GREG CORIN

**General Conditions and Memorandum**

As per Barnett Ross Catalogue  
24th February 2010

**Special Conditions of Sale**

Available on request

The successful Buyer will be liable to pay the  
Auctioneers an administration  
fee of £250 (including VAT) upon exchange of contracts