



**SITUATION**

Located close to the junction with London Road (A13) in this busy shopping location in Westcliff-on-Sea with nearby multiples which include **Sainsbury's Local, Coral, Greggs, Co-Op, WHSmith Local, Post Office** and **Boots**.

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 & Bar** including rear vehicular access with private parking for 3 cars.

**ACCOMMODATION**

**Ground Floor Restaurant (46 covers)**

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

**First Floor Restaurant (13 covers)**

Spiral Staircase to Lounge Area	Approx. 230 sq ft
Ladies and Gents WCs	

**£15,500 p.a. (see Note 1)**

The Surveyors dealing with this property are **JOHN BARNETT** and **JOSHUA PLATT**

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**TENANCY**

The entire property is let on a full repairing and insuring lease to **Rubetti Limited (with personal guarantor) t/a Barru Bar & Kitchen (visit: [www.barru.co.uk](http://www.barru.co.uk))** for a term of 15 years from 13th August 2009 at a current rent of **£15,500 per annum exclusive (see Note 1)**.

**Rent Review 2022**

**Note 1: The tenant currently pays £14,400 p.a. by way of a personal concession which expires on 13th August 2018.**

**Note 2: There is a £14,412 Rent Deposit held.**

**Note 3: The lessee has made an application to assign the lease to another restaurant operator.**

**VENDOR'S SOLICITORS**  
Sherrards Solicitors – Tel: 01727 832 830  
Ref: G. Lunnon – Email: [gpl@sherrards.com](mailto:gpl@sherrards.com)

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 £750 (including VAT) upon exchange of contracts