



## SITUATION

Located in an established retail parade directly opposite **Aldi**, close to **Tesco Express** and amongst a variety of independent traders, all serving the surrounding residential population. Westcliff-on-Sea lies on the main A13 and is adjacent to the popular town of Southend-on-Sea. The Seafront and Westcliff Station (National Rail) are located approx. 1 mile to the south of the property.

## PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate rear access via a communal staircase to a **Self-Contained Flat** on the first and second floors.

**VAT is NOT applicable to this Lot**

**FREEHOLD**



## TENANCIES & ACCOMMODATION

Property	Accommodation		Lessee & Trade	Term	Ann. Excl. Rental	Remarks				
No. 701 (Ground Floor Shop)	Gross Frontage Internal Width Shop Depth Built Depth WC	19'10" 19'8" 30'0" 36'1"	<b>Diablos Vape Club Ltd (with Surety)</b>	5 years from 27th August 2019	£8,400 <b>(rising to £9,000 in August 2021)</b>	FRI <b>Tenant's Break August 2021</b>				
No. 699a (First & Second Floor Flat)	Not inspected						<b>Individual</b>	199 years from 1st January 2003	£150	FRI <b>Rent Reviews 2027 and 10 yearly subject to RPI</b>
							<b>Total: £8,550</b>			

**£8,550 p.a.**  
rising to £9,150 p.a. in 2021

The Surveyors dealing with this property are  
**Elliott Greene** and **Steven Grossman**

## Vendor's Solicitors

Bude Nathan Iwanier  
Tel: 020 8458 5656 Ref: Samuel Iwanier  
Email: si@bnlaw.co.uk

For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts  
\*Refer to points 9 and 10 in the 'Notice to all Bidders' page