



SITUATION

Located in an established retail parade diagonally 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

An attractive corner building comprising a **Deep Ground Floor Shop with a side parking area and garage**. In addition, there is a side staircase to a **Self-Contained Flat** on the first and second floors

VAT is NOT applicable to this Lot

FREEHOLD

Note: There is a 6 week completion.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 26'0" Internal Width 25'1" Shop Depth 37'5" Built Depth 77'6" 2 WCs, Kitchen & Parking	Piano Pavilion (Brentwood) Limited (Piano music shop)	15 years from 26th February 2018	£13,000	FRI Rent Reviews 2023 and 2028
Flat & Garage	6 Rooms, Kitchen, Bathroom/WC plus Balcony ¹ (Area 1,105 sq ft)	Individual(s)	125 years from 24th June 1998 (thus having approx. 102 years unexpired)	£100 (rising by £50 p.a. every 25 years)	FRI
				Total: £13,100	

¹Not inspected by Barnett Ross.

£13,100 per annum

The Surveyors dealing with this property are **John Barnett** and **Steven Grossman**

Vendor's Solicitors

Gardner Leader

Tel: 01635 508 080 Ref: Greg Humphreys

Email: g.humphreys@gardner-leader.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**



View from Property

