Lot 6

136 Sutton Road, Southend-on-Sea, Essex SS2 5ER

***Guide: £85,000**
Gross Yield 12%
In same ownership for over 15 years
6 week completion



SITUATION

Located close to the corner of Swanage Road within an established local shopping centre, close to a **Spar**, **Post Office** and **Co-op Supermarket**, serving the surrounding residential area, just off the main A13 Queensway which leads directly into the prime town centre under ½ a mile away.
Southend-on-Sea is a popular town and seaside resort approx. 47 miles east of central London.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** at first floor level.

VAT is NOT applicable to this Lot

FREEHOLD

Note: The shop tenant also occupies the adjacent shop (No. 134) which is not included in the sale.

TENANCIES & ACCOMMODATION

Property	Accommodation		Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Yard	Gross Frontage Internal Width Shop Depth Built Depth WC	17'0" 16'6" 30'11" 40'1"	**Coral Estates Limited (with guarantee from Coral Racing Limited – see Tenant Profile)**	10 years from 4th August 2026 (in occupation for over 15 years)	£10,100	FRI **Rent Review and Tenant's Break 2031.**
First Floor Flat	Not inspected		**Makhor Investments Ltd**	99 years from 25th March 1988	£150 (rising to £200 p.a. in 2054)	FRI **Valuable Reversion in approx. 60¼ years.**
					Total: £10,250	

TENANT PROFILE

The Coral brand of betting shops forms part of Entain plc, a FTSE company that is one of the world's largest sports betting and gaming groups operating in the online and retail sector. Entain operates in over 30 countries – visit: www.entaingroup.com.

£10,250 per annum

The Surveyors dealing with this property are **John Barnett** and **Jonathan Ross**

Vendor's Solicitors
Keystone Law
Tel: 020 3319 3700 Ref: Dagmara Selwyn-Kuczera
Email: dagmara.selwyn-kuczera@keystonelaw.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**


MEAT SHACK
CORAL
CORAL
Biffa
The Property


Interior of shop
EARLY PRICES & RESULTS
LOTTO