Unit 1, Beaumont Court
61-71 Victoria Avenue,
Southend-on-Sea,
SS2 6EB

FOR SALE, SOUTHEND ESSEX, VIRTUAL FREEHOLD INVESTMENT PRODUCING £36,000PA (10.28% YIELD)

DEDMAN GRAY
Property Consultants

Property: All measurements are approximate, and were calculated on a GIA (Gross Internal Area) basis:
In a total of approx. 1,900 sq.ft. with an open plan seating area, together with a commercial fully equipped kitchen and ladies/gents toilets. In addition, al-fresco area licenced for up to 30 seated customers.

- Virtual Freehold Investment
- Producing Income Of £36,000PA
- Yield 10.28% On Asking Price
- Approx, 1,900 Sq.Ft. Overall
- On Busy Victoria Avenue
- Highly Visible Corner Location
- Finance Available Subject To Status

Investment Content: The property is let by way of a lease for a term of 15 years from 22nd November 2023, producing a rental income of £36,000pa + VAT, subject to a reversion in November 2028.

Tenure/Rent/ Service Charge: The property is available by way of a lease for a term of 191 years (virtual freehold) with a ground rent payable of £350pa. The service charge estimate for the current year is £266.67p per month plus VAT.

Business Rates: The most recent rating valuation shows an adopted value of £21,750, with Business Rates payable of approx. £10,875pa.

Energy Performance Certificate: A copy of the EPC (B rating) is available on request.

Legal Fees: Each party is to be responsible for their own legal fees.

Viewing: All arrangements to view are via Gerard Biagioni of Dedman Gray Property Consultants on 01702 311 037.

Price: £350,000 Leasehold (No VAT)