



**Units 1, 2 & 3 Beaumont Court,
61-71 Victoria Avenue
Southend-On-Sea, Essex
SS2 6EB**

**FOR SALE, SOUTHEND ESSEX, TWO INVESTMENT OPPORTUNITIES &
FULLY EQUIPPED SUPERMARKET/CONVENIENCE STORE**

**DEDMAN
GRAY**

Property Consultants

The Properties:

All measurements are approximate and were measured on a gross internal basis:

Unit 1: 1,900 sq.ft.

Unit 2: 2,200 sq.ft.

Unit 3: 932 sq.ft.

Tenure/Rent/Service Charge:

The properties are available by way of leases for terms of 191 years (virtual freehold) with ground rents payable of £350pa per Unit. The service charge estimates for the current year are £266.67p, £338.92p & £148.57p per month plus VAT.



Two virtual freehold investments let with an income of £51,000pa & fully equipped Supermarket/Convenience Store.

Comprising a Licenced Coffee Shop, Supermarket/Convenience Store & Beauty Parlour.

In some 5,000 sq.ft. across all three Units. On the London bound side of Victoria Avenue, which has been the subject of considerable development with many of the Office towers having been converted to quality apartments.

Features:

- Two Virtual Freehold Investments
- One Fully Equipped Supermarket/Convenience Store
- Producing Income Of £51,000PA
- Approx, 5,000 Sq.Ft. Overall
- On Busy Victoria Avenue
- Ground Floor Of Multi Storey Residential Tower

Investment Content:

Units 1 & 3 are let & produce rental incomes of £36,000pa & £15,000pa respectively + VAT. Unit 2 is vacant.

Business Rates:

The most recent rating valuations show adopted values of £21,750, £25,500 & £16,500.

Energy Performance Certificates:

Copies of the EPC's are available on request. They have ratings of 'B', 'B' & 'C'.

Finance Available:

Finance is available, subject to status, via the LPA Receivers.

Asking Price: £895,000 Leasehold





Legal Fees:

Each party to bear their own.

Further Information & Viewings:

For further information or to arrange a viewing please contact

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