



**Unit 2, Beaumont Court,
61-71 Victoria Avenue,
Southend-on-Sea, Essex, SS2 6EB**

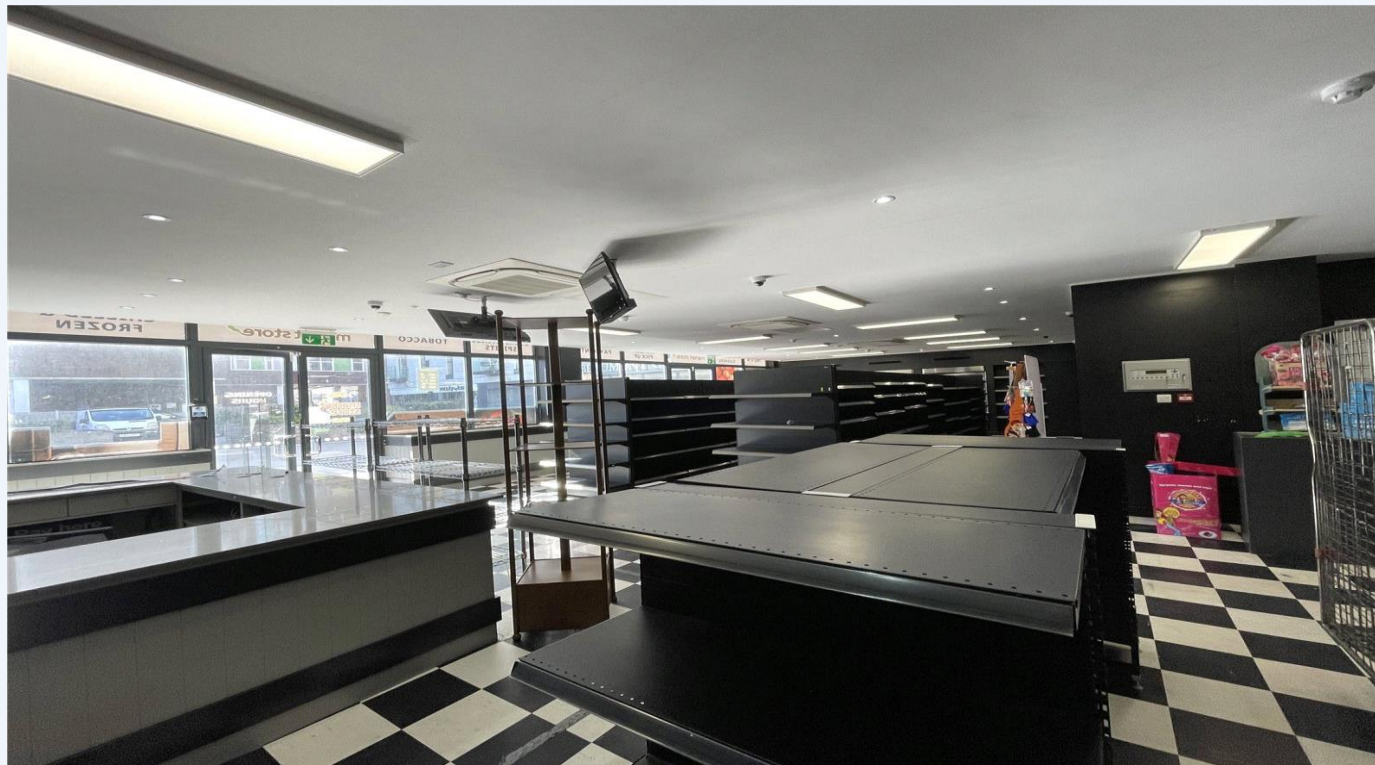
**FOR SALE (WITH FULL VACANT POSSESSION) SOUTHEND ESSEX,
FULLY EQUIPPED CONVENIENCE STORE/SUPERMARKET
IN APPROX. 2,200 SQ.FT.**



Property:

All measurements are approximate, and were measured on a GIA (Gross Internal Area) basis. Principal trading space approx. 1,950 sq.ft. Rear stores/ancillary 197 sq.ft. & 166 sq.ft.

- Fully Equipped Convenience Store/Supermarket
- Approx. 2,200 Sq.Ft. Overall
- Impressive 52 Feet Glazed Frontage
- On Busy Victoria Avenue
- Ground Floor Of Beaumont Court
- With 286 Apartments Above!
- Finance Available Subject To Status



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 £500pa. The service charge estimate for the current year is £338.92p per month plus VAT.

Business Rates: The most recent rating valuation shows an adopted value of £25,500, resulting in Business Rates payable of approx. £12,750pa.

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

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

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

Price: £365,000 Leasehold (No VAT)