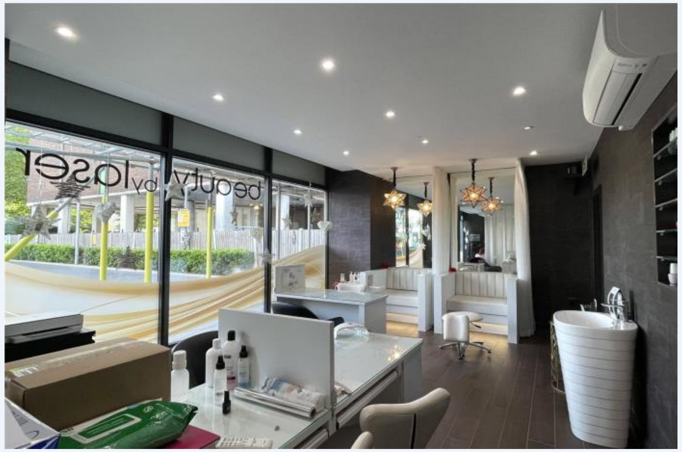
Unit 3, Beaumont Court,
61-71 Victoria Avenue
Southend-on-Sea, Essex, SS2 6EB

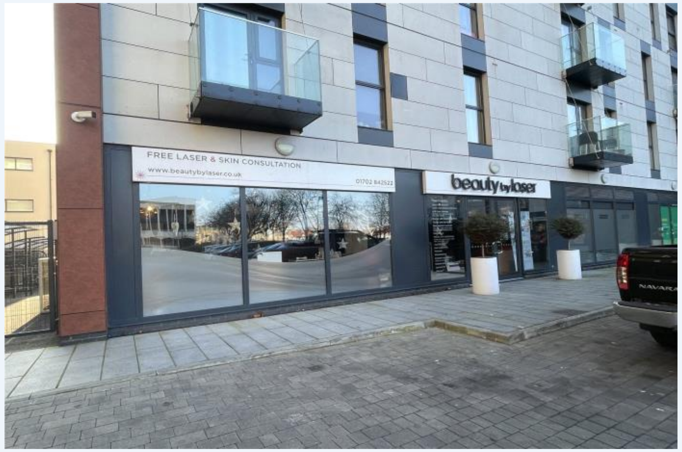
FOR SALE, SOUTHEND ESSEX, VIRTUAL FREEHOLD INVESTMENT
PRODUCING £15,000PA

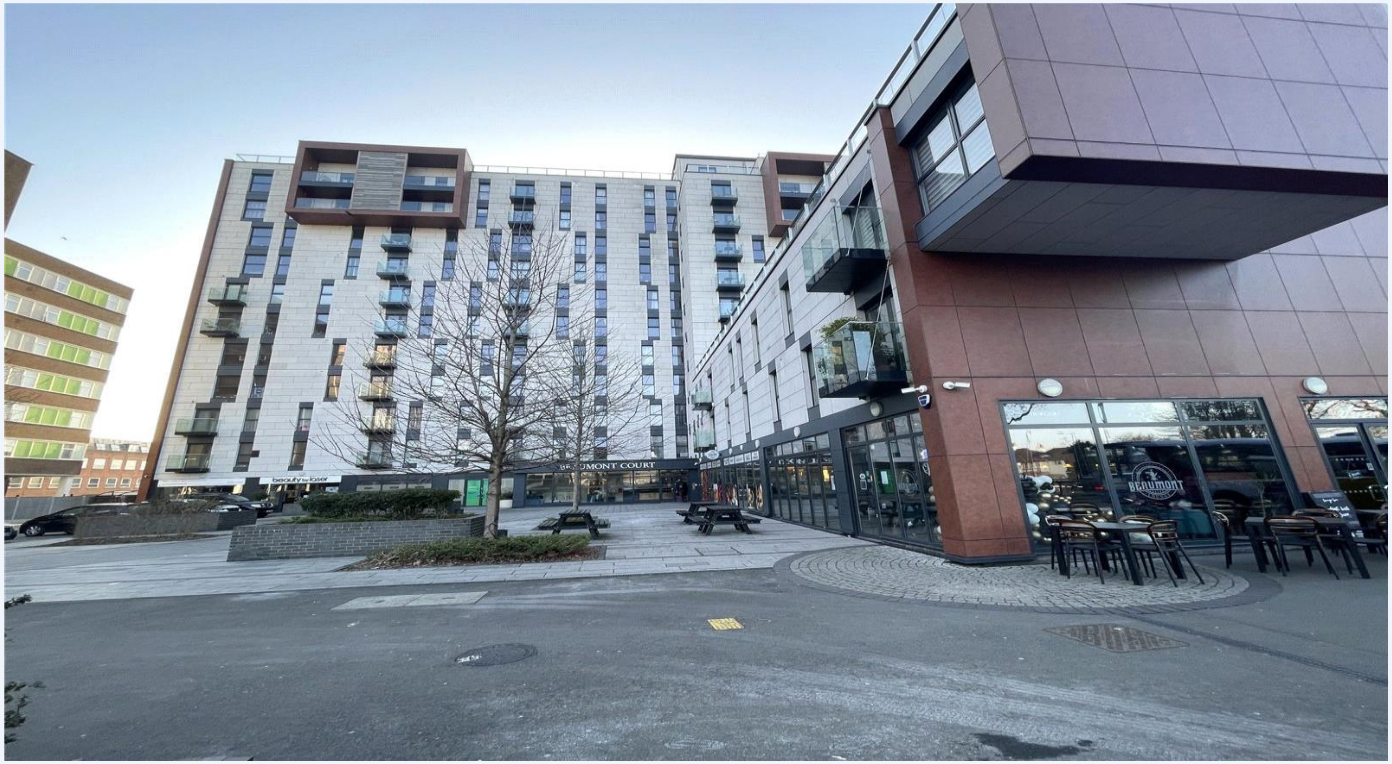
DEDMAN GRAY
Property Consultants

Property:
All measurements are approximate, and were measured on a gross internal basis. Ground floor 932 sq.ft. divided into the main salon, 3 treatment rooms, kitchen, store & WC.

- Virtual Freehold Investment
- Producing Income Of £15,000PA
- Yield 10% On Asking Price
- Impressive Glazed Frontage
- Ground Floor Of Beaumont Court
- With 286 Apartments Above!
- Finance Available Subject To Status







Investment Content: The property is let by way of a 'RICS Small Business Retail Lease' for a term of 7 years from the 11th August 2025, producing a rental income of £15,000pa + VAT.

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 £148.57p per month plus VAT.

Business Rates: The most recent rating valuation shows an adopted value of £26,750, resulting in Business Rates payable of approx. £13,375pa.

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

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

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

Price: £150,000 (No VAT)