

# Lot 12, 329 Southchurch Road (A13), Southend-on-Sea, Essex SS1 2PE

For sale by Auction on 16th February 2023 (unless sold or withdrawn prior)



Prominent Freehold Roadside Warehouse Investment

[www.acuitus.co.uk](http://www.acuitus.co.uk)

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## Property Information

### Prominent Freehold Roadside Warehouse Investment

- Two adjacent warehouses let to CIS (London) Limited (t/a Mr Clutch Autocentres) and Gymnastic Trust Limited (t/a Southend Gymnastics Centre)
- Leases expire March 2026 (Mr Clutch Autocentres) and January 2039 (Southend Gymnastics Centre) - No breaks
- Mr Clutch lease renewed in March 2021 - previous rent £43,500 p.a.x.
- 11,168 sq ft on approximate site area of 0.2 hectares (0.5 acres)
- Future Residential Redevelopment Potential (subject to leases and consents)
- Prominent location on busy A13, 0.5 miles from Southend Victoria Station and Victoria Shopping Centre
- In the same ownership for 15 years

#### Lot

12

#### Auction

16th February 2023

#### Rent

£100,250 per Annum Exclusive

#### Status

Available

#### Sector

Trade Counter

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

20 miles south-east of Chelmsford, 41 miles south-west of Colchester, 43 miles east of London

#### Roads

A13, A127, A1160

#### Rail

Southend Victoria Station

#### Air

London Southend Airport

### Situation

The property is prominently situated on the north side of Southchurch Road (A13) in an established commercial location approximately 0.5 miles from Southend Victoria Station and Victoria Shopping Centre in Southend town centre.

### Tenure

Freehold.

### EPC

Band C

### Description

The property comprises two warehouses currently used for a tyre and exhaust centre and a gymnastics centre. The property benefits from parking to the front with a total site area of approximately 0.2 hectares (0.5 acres).

### VAT

VAT is applicable to this lot.

### Completion Period

Six Week Completion

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## Tenancy & Accommodation

Address	Use	Gross Internal Floor Areas Approx sq m	Gross Internal Floor Areas (Approx sq ft)	Tenant	Term	Rent p.a.x.	Rent Review
Unit 1, 329 Southchurch Road	Tyre & Exhaust Centre	518.19	(5,578)	C.I.S (LONDON) LIMITED (1) (t/a Mr. Clutch Autocentre)	5 years from 08/03/2021	£55,250	-
Unit 2, 329 Southchurch Road	Gymnasium	519.35	(5,590)	GYMNASTIC TRUST LTD (2) (t/a Southend Gymnastics Centre)	20 years from 15/01/2019	£45,000	15/01/2024 and 5 yearly thereafter
<b>Total</b>		<b>1,037.54</b>	<b>(11,168)</b>			<b>£100,250</b>	

(1) C.I.S (London) Limited are involved in the manufacture and distributing of clutches and gearboxes to the motor trade. The company trades from over 40 sites in the UK as Mr Clutch Autocentres. For the year ending 31st December 2021, C.I.S. (London) Limited reported a turnover of £11,013,540, a pre-tax profit of £1,208,718 and a total net worth of £1,125,748 (www.northrow.com)

(2) www.southendgymnastics.com



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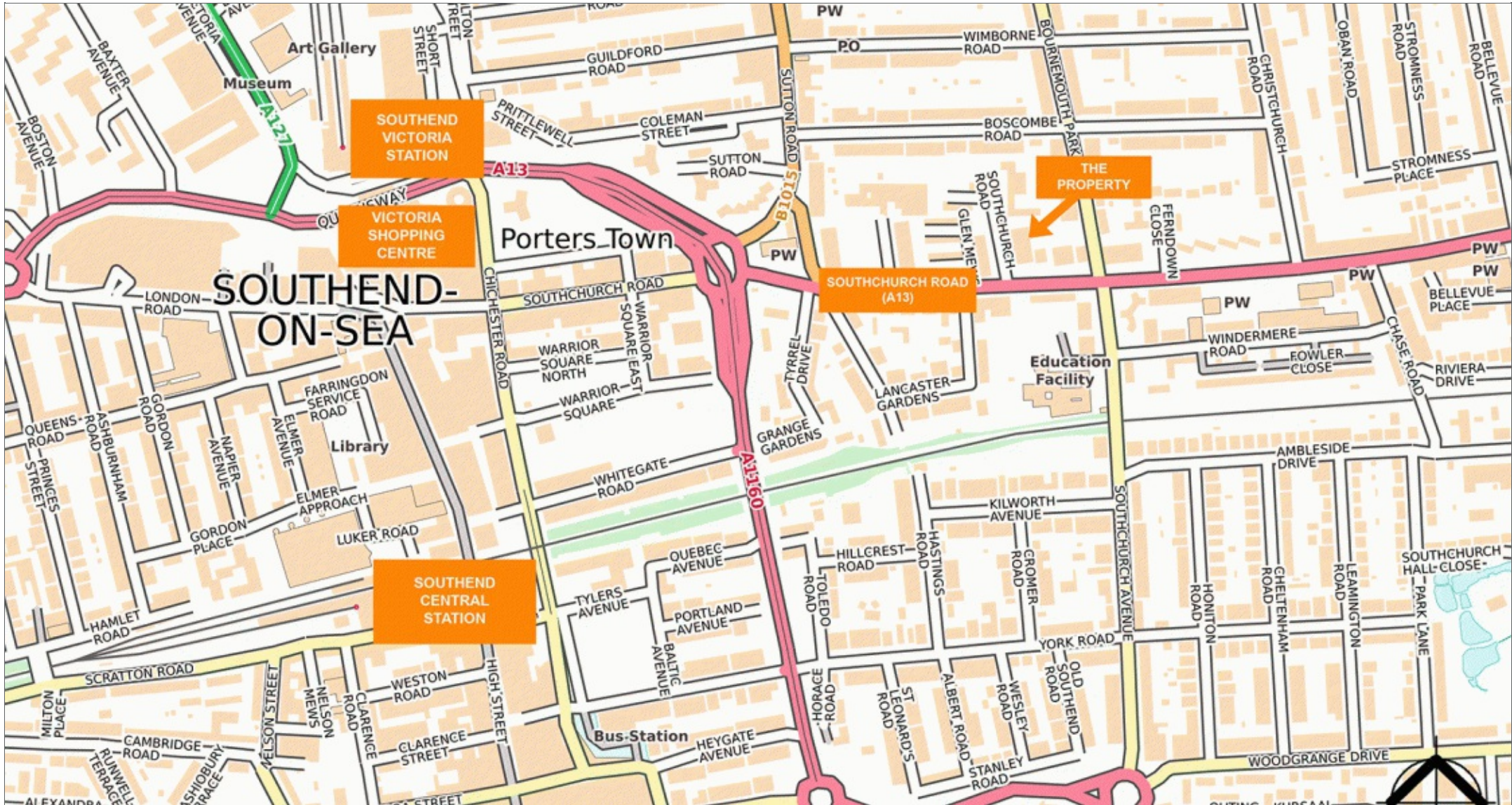
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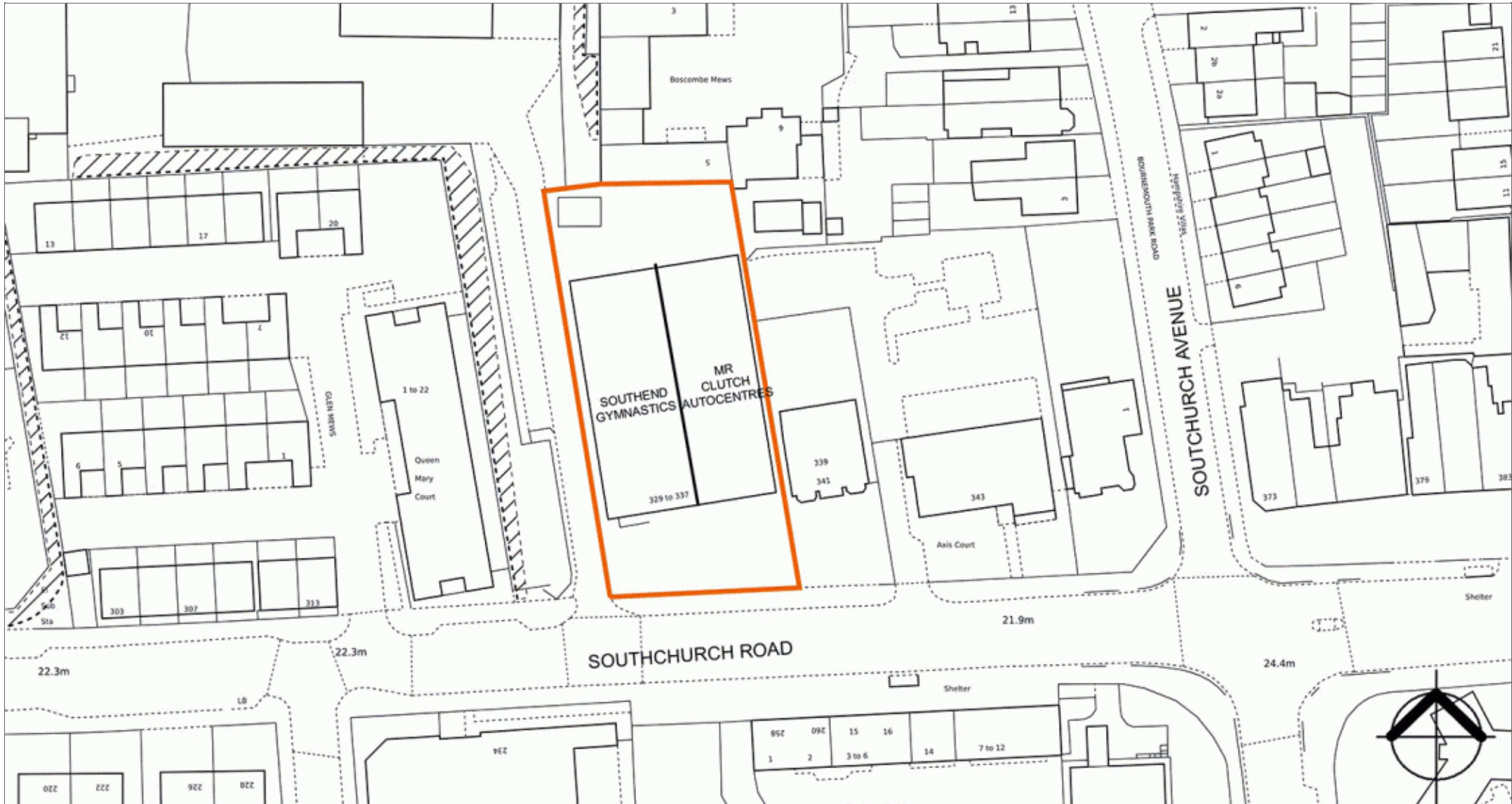
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## Contacts

### Acuitus

#### David Margolis

+44 (0)20 7034 4862

+44 (0)7930 484 440

[david.margolis@acuitus.co.uk](mailto:david.margolis@acuitus.co.uk)

#### Henry John

+44 (0)20 7034 4860

+44 (0)7876 884 320

[henry.john@acuitus.co.uk](mailto:henry.john@acuitus.co.uk)

### Seller's Solicitors

#### Bude Nathan Iwanier LLP

1-2 Temple Fortune Parade, Bridge Lane

London

NW11 0QN

#### Vivian Vernick

020 8209 2446

[vw@bnilaw.co.uk](mailto:vw@bnilaw.co.uk)

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September 2020