

**Lot 1, 1713/1713a London Road, Leigh-on-Sea, Southend,
Essex SS9 2SW**

For sale by Auction on 15th February 2024 (unless sold or withdrawn prior)



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Property Information

Freehold Retail and Residential Investment

- Shop let to a hairdresser/beautician with separately accessed three-bed maisonette above, let on an AST
- Immediate Asset Management Opportunities (Lease and AST tenants holding over)
- Maisonette accessed from London Road
- VAT-free investment
- Popular and affluent seaside town
- Situated within an established local parade on London Road (A13)
- Occupiers nearby include Tesco Express, Co-operative convenience store and a number of independent traders within the parade.

Lot

1

Auction

15th February 2024

Rent

£29,400 per Annum Exclusive

Status

Available

Sector

High Street Retail/Residential

Auction Venue

Live Streamed Auction

On Behalf of Receivers

Location

Miles

3 miles west of Southend-on-Sea, 37 miles west of Central London

Roads

A13, A127, A129, A1158,

Rail

Leigh-on-Sea Railway Station

Air

London Southend Airport

Situation

Leigh-on-Sea is a popular seaside town approximately 3 miles west of Southend-on-Sea town centre, and accessible via the A127. The property is prominently situated along a parade of independent shops, on the busy London Road (A13). Occupiers nearby include Tesco Express, Co-operative convenience store and a number of independent traders within the parade.

Tenure

Freehold.

EPC

Band E

Description

The property comprises a shop arranged on the ground floor with a separately accessed 3-bed maisonette arranged on the first and second floors, accessed from the front. To the rear of the property, there is a small garden and gate, leading to 2 car parking spaces which are accessed via a shared roadway running behind the parade.

VAT

VAT is not applicable to this lot.

Note

This property is being marketed for sale on behalf of Fixed Charge Receivers and therefore no warranties, representations or guarantees are given or will be given in respect of the information in this brochure or any matter relating to the property, including VAT. Any information provided is provided without liability for any reliance placed on it and the Receivers acting without personal liability. The Receivers are not bound to accept the highest or any offer.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas (Approx sq ft)	Tenant	Term	Rent p.a.x.
Ground	Retail/Ancillary	69.49	(748)	AN INDIVIDUAL (t/a Glam-Iris Hair and Beauty) (1)	Approx 3 years from 07/08/2020 until 31/07/2023 (Holding Over)	£12,600 (2)
First/Second	Residential - 3 bedrooms, lounge/kitchen, two bathrooms	90.95	(979)	AN INDIVIDUAL	AST 1 year from 16/01/2023 at £1,400 pcm (Holding Over)	£16,800
Total		160.44	(1,727)			£29,400

(1) Glam-Iris Hair and Beauty is a boutique hair salon in Leigh-on-Sea (www.glam-iris.co.uk).

(2) A rent deposit of £2,100 is held by the landlord.

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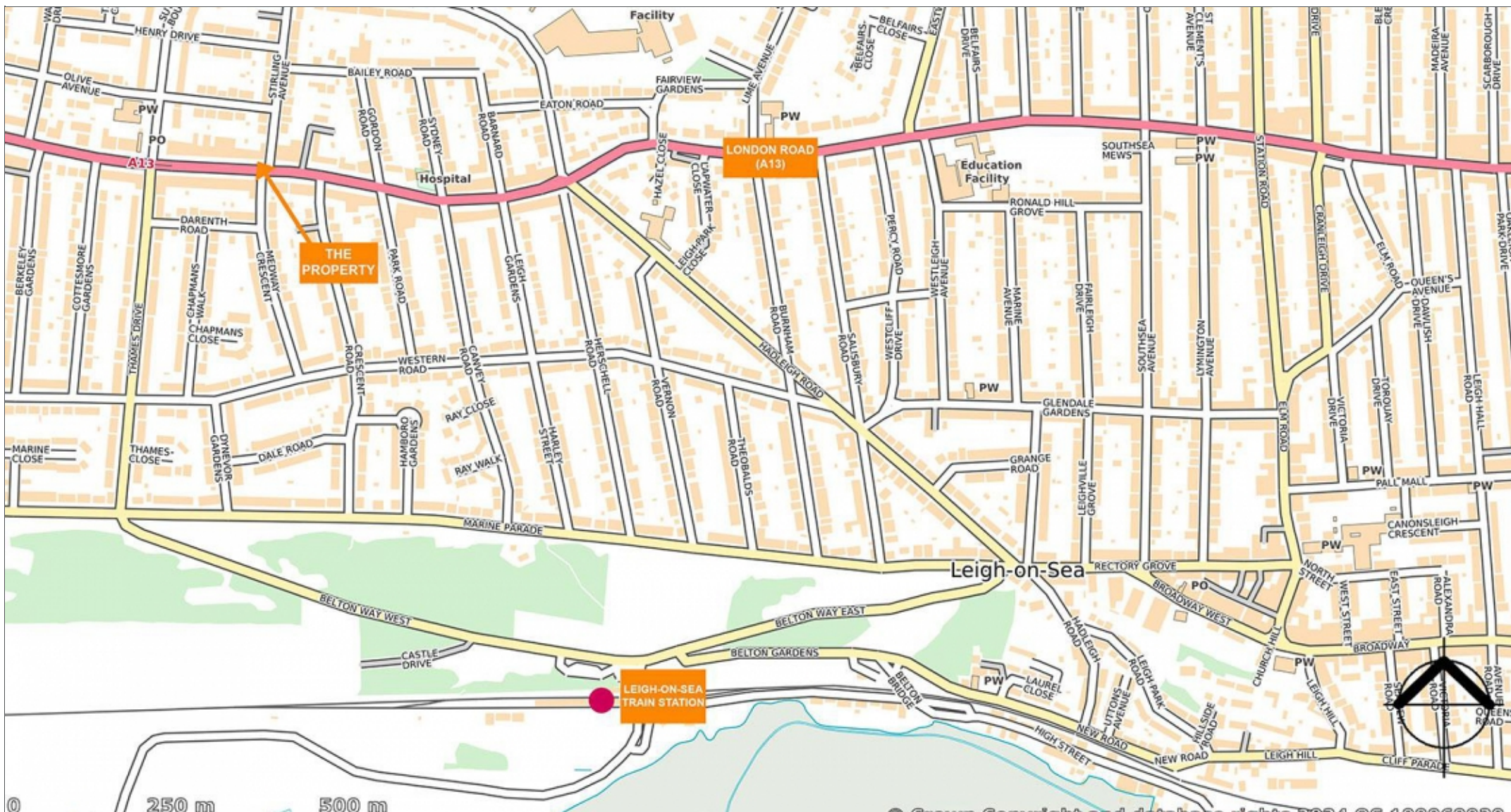
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September 2020