

lot 37

25 High Street  
Southend on Sea, Essex SS1 1JE

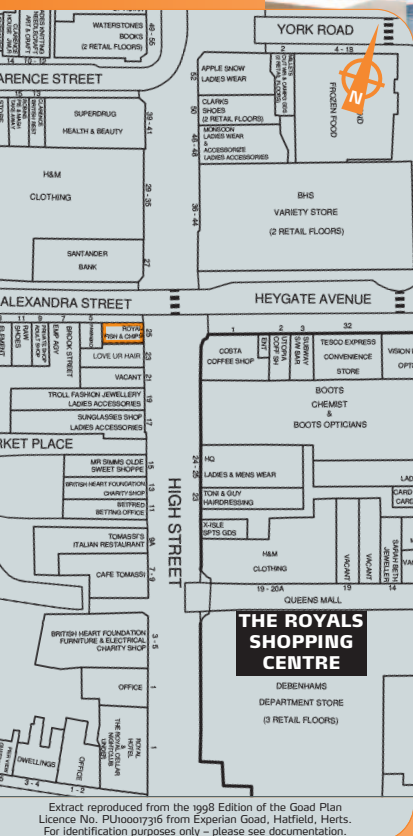
Rent  
**£45,000**  
per annum  
exclusive

Freehold Retail Investment

- Entirely let to Southend Fish Bar Limited (t/a Royal Fish & Chips) until April 2031
- Town centre location
- Situated on prominent pedestrianised High Street
- Directly opposite The Royals Shopping Centre
- Nearby occupiers include H & M, BHS, Boots, Monsoon, Superdrug and Santander
- Six Week Completion



On behalf of  
Joint Fixed  
Charge  
Receivers



**Location**

Miles: 20 miles south-east of Chelmsford  
41 miles east of Central London  
Roads: A1160, A13, A127  
Rail: Southend Central Rail  
Air: London Southend Airport

**Situation**

The property is situated in a prominent location on the western side of the pedestrianised High Street within Southend on Sea town centre. The Royals Shopping Centre is situated directly opposite the property and houses retailers such as Debenhams, Boots, Tesco, Costa Coffee and Primark. Other nearby occupiers include H & M, BHS, Monsoon, Superdrug and Santander.

**Description**

The property comprises a ground floor retail unit with basement ancillary accommodation, kitchen/restaurant accommodation on first floor and second floor office accommodation.

**Tenure**

Freehold.

**VAT**

VAT is applicable to this lot.

NB. The two adjacent properties, 21 High Street and 23 High Street are being offered as Lot 28 and Lot 47 in this catalogue.

**Note**

The property is being marketed for sale on behalf of Joint Fixed Charge Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The Joint Fixed Charge Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	56.00 sq m (603 sq ft)	<b>SOUTHEAST FISH BAR LIMITED</b> (t/a Royal Fish & Chips)	25 years from 18/04/2006 until 17/04/2031 on a full repairing and insuring lease	£45,000	18/04/2010 (1) and 5 yearly
Basement	Ancillary	50.70 sq m (546 sq ft)				
First	Restaurant/Kitchen	54.00 sq m (581 sq ft)				
Second	Office	39.40 sq m (424 sq ft)				
<b>Totals</b>		<b>200.10 sq m (2,154 sq ft)</b>			<b>£45,000</b>	

(1) As far as the Seller is aware, the 2010 rent review is outstanding.

**For further details please contact:**

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