

lot 20

121 High Street  
Southend-on-Sea, Essex SS1 1LH

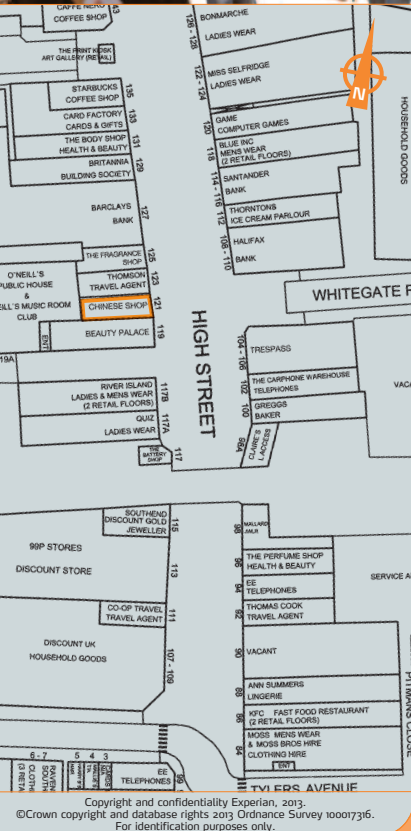
Rent  
£266  
per annum  
exclusive

Freehold Ground Rent Investment

- Let to Markus Samuels on a 99 year lease until 23/06/2033
- Sub-let to Aurum Group Limited on a 4 year lease until 16th June 2016 at £30,000 pa
- Valuable freehold reversion in under 20 years

- Prominent position opposite Whitegate Road on the pedestrianised High Street
- Nearby occupiers include Tui Travel Agency, Santander Bank, River Island and The Carphone Warehouse
- Six Week Completion

On behalf of  
a Major Fund



Location

Miles: Chelmsford 20 miles  
London 43 miles  
Roads: A160, A13, A127  
Rail: Southend Central 0.2 miles  
Air: London Southend Airport 3 miles

Situation

The property is situated at the heart of Southend's busy central shopping area in a prominent position on the west side of the pedestrianised High Street opposite its junction with Whitegate Road. Nearby occupiers include Thomson Travel Agency, Santander Bank, River Island and The Carphone Warehouse as well as many other well known high street retailers.

Description

The property comprises a traditional two storey retail property with retail sales to the ground floor and ancillary and storage to the first floor.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

The adjoining properties Nos 123 and 125 are being sold as Lots 31 and 27 in this auction

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail/Ancillary	83.00 sq m (893 sq ft)	<b>MARKUS SAMUELS (1)</b>	99 years from 24/06/1934	£266	23/06/2033
First	Ancillary	37.20 sq m (400 sq ft)				
<b>Totals</b>		<b>120.20 sq m (1,293 sq ft)</b>			<b>£266</b>	

(1) The property is sub-let to Aurum Group Limited. For the year ending 03/02/2013, Aurum Group Limited reported a turnover of £314,619,000, pre-tax profits of £15,132,000 and a total net worth of £71,483,000. (Source: www.riskdisk.com 16/01/2014)

For further details please contact:

**Sandy Hamilton**  
Tel: +44 (0)20 7034 4861.  
Email: sandy.hamilton@acuitus.co.uk  
**Peter Cunliffe**  
Tel: +44 (0)20 7034 4852.  
Email: peter.cunliffe@acuitus.co.uk  
[www.acuitus.co.uk](http://www.acuitus.co.uk)

Solicitors:

**Cripps Harries Hall LLP**  
Wallside House, 12 Mount Ephraim Road,  
Tunbridge Wells, Kent TN11 1EG.  
Tel: +44 (0)1892 506 121.  
Email: tim.collier@crippslaw.com  
Ref: Tim Collier.