



**SITUATION**

Occupying a prime trading position in the heart of this busy High Street adjacent to **Costa** and amongst such occupiers as **Boots, Lloyds TSB, ASK, Santander, Barclays, M&Co, Dorothy Perkins, BetFred, Savers, Peacocks, New Look** and many others.

Rayleigh is located off the A127 midway between Basildon and Southend-on-Sea with easy access to Central London (via the A12 and A13) some 35 miles distant.

**PROPERTY**

An impressive terraced building comprising a **Large Ground Floor Shop** with internal access to **Ancillary/Storage Accommodation** on the two upper floors (See Note). In addition, the property benefits from rear access for loading.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**£68,750 per annum**

The Surveyors dealing with this property are **MATTHEW BERGER** and **NICHOLAS BORD**

**ACCOMMODATION\***

**Ground Floor Shop**

Gross Frontage	34'2"
Net Frontage	32'8"
Built Depth	139'0" (max)
Sales Area	Approx 3,520 sq ft
ITZA	1,296 units

**First Floor Ancillary**

Area	Approx 2,700 sq ft
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**Second Floor Ancillary**

Area	Approx 365 sq ft
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**Total Area** **Approx 6,585 sq ft**

\*Areas provided by Vendor.

**TENANCY**

The entire property is let on a full repairing and insuring lease to **Martin The Newsagent Ltd (part of the Martin McColl Retail Group Ltd - having approx 1,300 branches)** for a term of 20 years from 20th August 2003 at a current rent of **£68,750 per annum** exclusive.

**Rent Reviews and Tenant's Breaks 2013 and 2018**

**Note: The upper parts may be suitable for conversion to residential, subject to obtaining the necessary consents.**



**VENDOR'S SOLICITORS**  
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts