

6 WEEK COMPLETION



SITUATION

Located just off Ness Road in the main retail thoroughfare of the town amongst a host of established traders, serving the surrounding residential area and only a short walk from the sea front on the Thames Estuary. Shoeburyness is located on the A13 under 4 miles east of Southend-on-Sea and 45 miles east of central London.

VAT is NOT payable in respect of this Lot

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Double Shop	Internal Width 37'3" Shop Depth 35'6" Built Depth 49'1" Area Approx 1,080 sq.ft.	S&G Services Retail Ltd t/a SPAR (with Personal Guarantor – See Note)	15 years from 13th May 2013	£15,000	FRI but no better condition than when the lease commenced Rent Reviews May 2016 (to higher of £18,000 p.a. or OMV) and 3 Yearly
Rear Ground Floor Storage	2 Rooms, WC Area Approx 430 sq ft	S&G Services Retail Ltd t/a Spar (with Personal Guarantor – See Note)	Licence from 9th November 2013 to 12th May 2028	£3,000	FRI Rent Reviews May 2016 (to higher of £3,600 p.a. or OMV) and 3 Yearly. Landlord's Break at any time from 9/5/14 on 2 months prior notice.
Flat 1 (First Floor)	1 Bedroom, Living Room/Kitchen, Bathroom/WC	Individual	6 months from 22nd Jan 2014	£7,200	AST
Flat 2 (First Floor)	1 Bedroom, Living Room/Kitchen, Bathroom/WC	Individual	6 months from 26th June 2013	£6,600	AST Holding over
Flat 3 (First Floor)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual	6 months from 7th Jan 2014	£9,000	AST
TOTAL				£40,800	

Note: We are advised that the Personal Guarantor directly controls 14 convenience stores under the Costcutter / SPAR / Premier and Best One brands.

£40,800 per annum

With minimum uplift to £44,400 in 2016

The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN**

PROPERTY

A corner building comprising a **Ground Floor Double Shop** with **Rear Storage** plus separate side access to **3 Self-Contained Flats** on the first floor. In addition, the property includes an 8 ft deep front forecourt and a front access service road leading to rear parking for 8 cars. **There is scope to extend at the rear to either enlarge the shop or build residential, subject to planning.**

FREEHOLD

Turner **JOINT AUCTIONEERS**
Turner Estates, 34 Broadway, Leigh-on-Sea, Essex SS9 1AJ
Tel: 01702 710 555
Ref: A. Parish, Esq – Email: alan@turnerestates.co.uk

VENDOR'S SOLICITORS
Robinsons - Tel: 01702 298 282
Ref: J. Branch Esq - Email: john.branch@robinsonlaw.co.uk

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 £500 (including VAT) upon exchange of contracts