



SITUATION

Occupying a prominent corner position at the junction with Rushbottom Lane on the North side of London Road (A13), opposite a **Harvester**, adjacent to **Nisa**, with **Aldi** at the rear and nearby other multiples such as **Wimpy**, **Tesco Express**, **KFC** and **Domino's**.

Benfleet is located between Basildon and Southend approximately 29 miles east of Central London.

PROPERTY

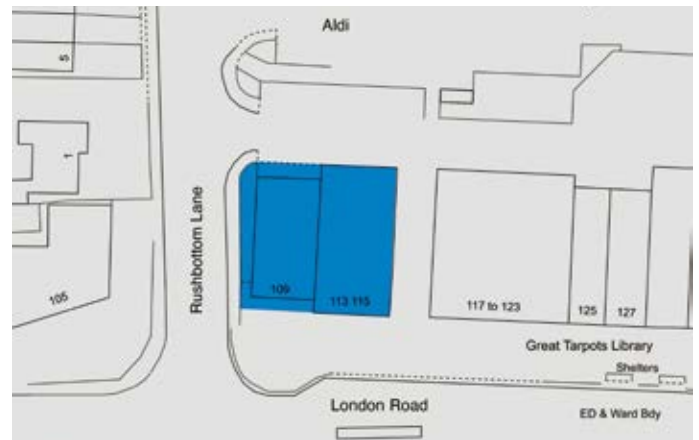
A modern detached building comprising:

- **1 Ground Floor Double Shop** with a **Basement** and **Offices** on the first floor.
- **2 Ground Floor Shops.**
- The property benefits from the use of **10 Car Parking Spaces** at the rear ([see Note](#)).

Note: The Freeholder benefits from the use of 10 Car Parking Spaces by way of a Transfer Granting Right dated 15th August 1996 – See Legal Pack. The Freeholder pays a Maintenance Charge for the use of the Car Park and Rear Service Road which is recovered in full from the Tenants.

VAT is NOT applicable to this Lot

FREEHOLD



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£78,000 per annum

The Surveyors dealing with this property are
John Barnett and Elliott Greene

Vendor's Solicitors

BSG Solicitors LLP

Tel: 020 8343 4411 Ref: Jeremy Swerner

Email: jeremy@bsgsolicitors.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**



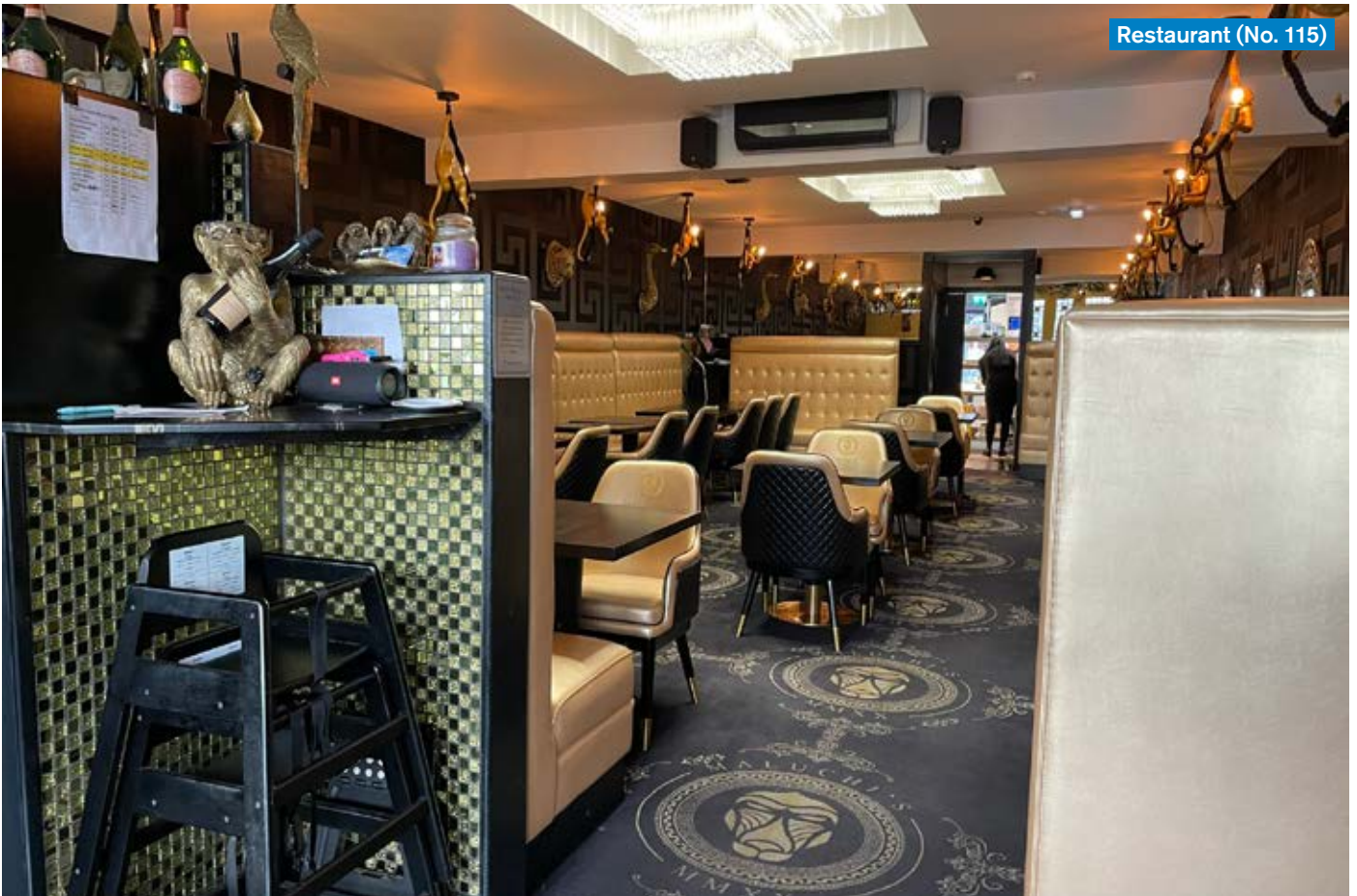
TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Nos. 109/111	Ground Floor Double Shop¹ Area Approx. 1,494 sq ft plus WCs First Floor Offices Area Approx. 2,814 sq ft plus WCs Basement Area Approx. 411 sq ft Total Area Approx. 4,719 sq ft Plus 8 Car Spaces	NFL Legal Limited (with 2 Guarantors) (Solicitors having 4 branches)	15 years from 25th March 2015	£40,000	FRI Rent Reviews March 2020 (not yet actioned) and 2025
No. 113	Ground Floor Shop Gross Frontage 19'3" Internal Width 17'10" Shop Depth 66'8" Built Depth 75'0" WC Plus 1 Car Space	H. Aymergen (with Guarantors) (Barbers) Due to open in the New Year.	5 years from 7th November 2022 (excl. s.24-28 of L & T Act 1954)	£19,000 (rising to £20,000 p.a. in 2024)	FRI – Law Society Lease.
No. 115	Ground Floor Shop Gross Frontage 20'0" Internal Width 18'0" Shop Depth 43'5" Built Depth 75'0" 3 WCs Plus 1 Car Space	T. Coldham t/a Maluchi's (Restaurant)	15 years from 17th January 2020	£19,000	FRI Rent Reviews 2025 and 2030 Tenant's Break 2030
				Total: £78,000	

¹Areas taken from VOA.



Part of Solicitors Offices



Restaurant (No. 115)