



**Unit 1, Beaumont Court
61-71 Victoria Avenue
Southend-on-Sea
SS2 6EB**

**FOR SALE, SOUTHEND ESSEX, VIRTUAL FREEHOLD INVESTMENT
PRODUCING £36,000PA (8.5% YIELD)**



- Virtual Freehold Investment
- Producing Income Of £36,000PA
- Yield 8.5% On Asking Price
- Approx, 1,900 Sq.Ft. Overall
- On Busy Victoria Avenue
- Highly Visible Corner Location

Property:

All measurements are approximate, and were calculated on a gross internal basis:

In a total of approx. 1,900 sq.ft. with an open plan seating area, together with a commercial fully equipped kitchen and ladies/gents toilets. In addition, al-fresco area licenced for up to 30 seated customers.



Tenure/Rent/ Service Charge:

The property is available by way of a lease for a term of 191 years (virtual freehold) with a ground rent payable of £350pa. The service charge estimate for the current year is £266.67p per month plus VAT.

Investment Content:

The property is let by way of a lease for a term of 15 years from 22nd November 2023, producing a rental income of £36,000pa + VAT, subject to a reversion in November 2028.

Business Rates (Payable By Tenant):

The most recent rating valuation shows an adopted value of £21,750, with Business Rates payable of approx. £10,875pa.

Viewing:

All arrangements to view are via Gerard Biagioni of Dedman Gray Property Consultants on 01702 311 037.

Price: £425,000 Plus VAT