



**Unit 2, Beaumont Court
61-71 Victoria Avenue
Southend-on-Sea
Essex, SS2 6EB**

**FOR SALE, SOUTHEND ESSEX, FULLY EQUIPPED CONVENIENCE
STORE/SUPERMARKET IN APPROX. 2,200 SQ.FT.**



Property:

All measurements are approximate, and were measured on a gross internal basis. Principal trading space approx. 1,950 sq.ft. Rear stores/ancillary 197 sq.ft. & 166 sq.ft.

Features:

- Fully Equipped Convenience Store/Supermarket
- Approx. 2,200 Sq.Ft. Overall
- Impressive 52 Feet Glazed Frontage
- On Busy Victoria Avenue
- Ground Floor Of Beaumont Court
- With 286 Apartments Above!



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 £338.92p per month plus VAT.

VAT:

The asking price is subject to VAT.

Business Rates: The most recent rating valuation shows an adopted value of £23,750, resulting in Business Rates payable of approx. £11,875pa.

Legal Fees:

Each party is to be responsible for their own legal fees.

Viewing:

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

Price: £395,000 + VAT