



**Unit 3, Beaumont Court
61-71 Victoria Avenue
Southend-on-Sea
Essex, SS2 6EB**

**FOR SALE, SOUTHEND ESSEX, VIRTUAL FREEHOLD INVESTMENT
PRODUCING £18,000PA**



Property: All measurements are approximate, and were measured on a gross internal basis. Ground floor 932 sq.ft. divided into the main salon, 3 treatment rooms, kitchen, store & WC.

Features:

- Virtual Freehold Investment
- Producing Income Of £18,000PA
- Yield 9% On Asking Price
- Impressive Glazed Frontage
- Ground Floor Of Beaumont Court
- With 286 Apartments Above!



Investment Content: The property is to be let by way of a FR&I lease for a term of 10 years, with a tenant break at the 5th year, and will produce a rental income of £18,000pa + VAT, subject to a rent review in the 5th year.

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 £148.57p per month plus VAT.

Business Rates: The most recent rating valuation shows an adopted value of £25,000, resulting in Business Rates payable of approx. £12,500pa.

VAT: The asking price is subject to VAT.

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: £200,000 Plus VAT