



Investment opportunity: Southend prime retail unit

Description

At a Glance

- 999 year lease at peppercorn
- Let to Wendy's on a 15 year lease from 01/04/2024
- Rental income of £80,000 p.a. Reviews to OMV at 31 March 2029 and 2034. (Tenant break 2034)
- Excellent position on prime pitch
- Total area 6,085 sq ft (565.3 sq m)
- Southend Central Railway Station and seaside 5 minutes walk

The retail unit is fantastically located on Southend High Street with Marks & Spencers next door.

Price

Guide price £1,045,000

Accommodation

Ground (Sales) : 4,110 sq ft / 381.8 sq m

Lower Ground (Ancillary) : 1975 sq ft / 1836.4 sq m

Total NIA : 6,085 sq ft / 565.3 sq m

The Wendy's unit is for sale on its own. Following an extensive fit-out in excess of £600,000, this superb unit is trading very well. Upstairs (not included) the tenant is Marks & Spencer accessed from their adjacent store.

Location

Southend-on-Sea is a popular seaside town, and one of the major commercial centres in Essex, England. It recently was awarded City status. Southend is located 42 miles east of Central London and has two main railway stations and an international airport.

Southend consists of a long High Street. The unit is in an excellent position located at the seaside end on the semi-pedestrianized High Street, close to Primark, H&M, Greggs, Boots, Superdrug.

Energy Performance

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