

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

FOR SALE, SOUTHEND ESSEX, VIRTUAL FREEHOLD INVESTMENT PRODUCING £15,000PA

DEDMAN GRAY COMMERCIAL

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 £15,000PA
- Yield Of 10% On Asking Price
- Impressive Glazed Frontage
- Ground Floor Of Beaumont Court
- With 286 Apartments Above!







Investment Content:
The property is let by way of a 'RICS Small Business Retail Lease' for a term of 7 years from the 11th August 2025, producing a rental income of £15,000pa + VAT.

Tenure/Rent/Service Charge: The property is available by way of an underlease of circa 199 years, ending 18th April 2220, 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 not 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: £150,000

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13 Nelson Street, Southend, Essex, SS1 1EF Tel: 01702 311111 E: commercial@dedmangray.co.uk www.dedmangray.co.uk

Every attempt has been made to ensure accuracy, however all measurements are approximate and for illustrative purposes only and are not to scale. The following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. D671