Skyline Plaza

45 Victoria Avenue
Southend, Essex
SS2 6BB

FOR SALE - FREEHOLD

SOUTHEND CITY CENTRE

FREEHOLD MIXED-USE INVESTMENT OPPORTUNITY

DEDMAN GRAY COMMERCIAL

Skyline Plaza, 45 Victoria Avenue, Southend, Essex, SS2 6BB.

The freehold of the building comprising Grd & 1st Floor offices along with a vacant Café held together under a single lease of the commercial premises which will be included in the sale, plus eight upper floors containing 52 residential apartments which have been sold on long leases. To the rear of the building there is a moderately sized car park which is used by the residents and commercial occupiers.

The first- floor offices are let to the Plaza Business Centre, an established serviced office provider and the ground floor offices are let to the NHS Trust (North East London Foundation Trust).

The property is located on the west side of Victoria Avenue, a short distance from its junction with Victoria Circus and the London Road (A13) and close to Southend City Centre. Mainline train services are available at Southend Victoria (to London Liverpool Street) and Southend Central (London Fenchurch Street).

Accommodation
We have not had an opportunity to undertake a full measured survey but understand that the commercial areas are arranged to provide the following Net Internal (NIA Areas):

Grd Floor		
Café (Vacant)	829 sq ft	77 sq ms
Offices (Let to NHS)	4,300 sq ft	399 sq ms
Office (Vacant)	619 sq ft	57 sq ms
Storeroom (Vacant)	516 sq ft	48 sq ms
1st Floor		
Offices (Let to Plaza BC)	5,688 sq ft	528 sq ms
	11,952 sq ft	**1,110 sq ms**

Occupancy Profile
Full tenancy details are available on request but can be summarised as follows:

- NHS Trust - 10 year lease from 6 March 2019.
- Plaza Business Centre Ltd – 2 x 5 year leases from October 2021.
- AP Wireless II (UK) Ltd – 50 year (rooftop) lease from July 2014.
- 52 Self Contained Apartments with various leaseholders – 999 year leases from 1st January 2002.

Income
The occupied commercial parts are understood to currently produce a total rent of £128,950 pax. Once let, the vacant café, ground floor office and Storeroom will provide additional income.

Grd rents of £100 per annum, per flat, are receivable with provision for this to be doubled every 25 years for first 99 years of the term.

Energy Performance Certificate (EPC)
Available for inspection on request.

Terms
We are instructed to seek offers in the region of **£1,100,000 (One Million, Four Hundred Thousand Pounds)** for the freehold interest in the property, plus VAT if applicable.

Freehold Price: £1,100,000

Viewing Arrangements
Strictly via prior appointment with the sole selling agents, Dedman Gray Commercial.

For further information or to arrange a viewing contact:

Roy Horton T: 01702 311039
E: royhorton@dedmangray.co.uk

Mike Gray T: 01702 311132
E: mikegray@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

SkylinePlaza
Tasty Bites
Coffee & Sandwich Bar

Skyline Plaza
Kingswood House
Thamesgate House
The Court House
(Law Courts)
Police Station
Subway
28.3m
50 m
100 m
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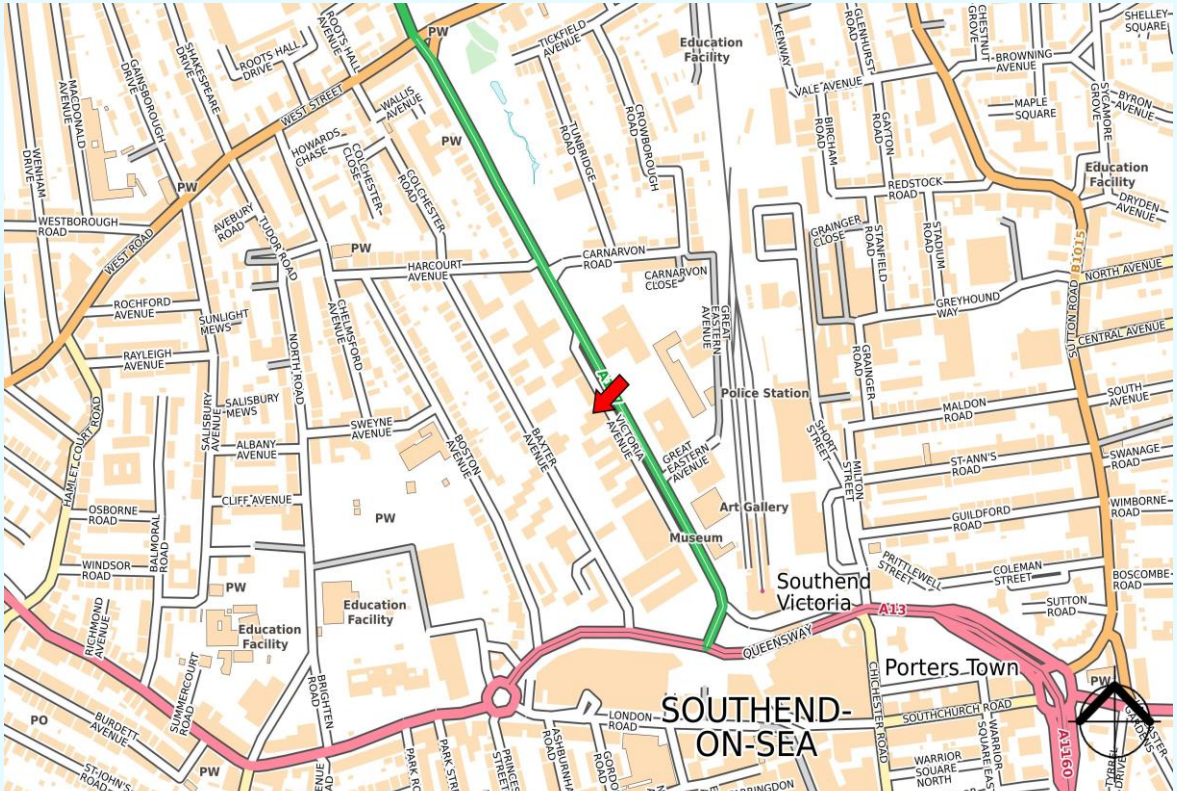
Education Facility
Police Station
Art Gallery
Museum
Southend Victoria
Porters Town
SOUTHEND-ON-SEA
QUEENSWAY
A13
A1160
B1015
WEST STREET
WEST ROAD
WESTBOROUGH ROAD
ROCHFORD AVENUE
RAYLEIGH AVENUE
SUNLIGHT MEWS
SALISBURY MEWS
SALISBURY AVENUE
ALBANY AVENUE
CLIFF AVENUE
SWEYNE AVENUE
HARCOURT AVENUE
CARNARVON ROAD
CARNARVON CLOSE
GREAT EASTERN AVENUE
VICTORIA AVENUE
BAXTER AVENUE
BOSTON AVENUE
CHELMSFORD AVENUE
NORTH ROAD
TUDOR ROAD
AVEBURY ROAD
HOWARDS CHASE
COLCHESTER CLOSE
COLCHESTER ROAD
WALLIS AVENUE
ROOTS HALL AVENUE
ROOTS HALL DRIVE
SHAKESPEARE DRIVE
GAINSBOROUGH DRIVE
MACDONALD AVENUE
WENHAM DRIVE
HAMLET COURT ROAD
OSBORNE ROAD
WINDSOR ROAD
BALMORAL ROAD
RICHMOND AVENUE
SUMMERCOURT ROAD
BRIGHTEN ROAD
BURDETT AVENUE
ST-JOHN'S ROAD
LONDON ROAD
CHICHESTER ROAD
SOUTHCHURCH ROAD
WARRIOR SQUARE NORTH
PRITTLEWELL STREET
COLEMAN STREET
SUTTON ROAD
BOSCOMBE ROAD
GUILDFORD ROAD
WIMBORNE ROAD
SWANAGE ROAD
ST-ANN'S ROAD
MALDON ROAD
SOUTH AVENUE
CENTRAL AVENUE
NORTH AVENUE
SUTTON ROAD
GREYHOUND WAY
GRAINGER ROAD
GRAINGER CLOSE
STANFIELD ROAD
STADIUM ROAD
REDSTOCK ROAD
BIRCHAM ROAD
GAYTON ROAD
VALE AVENUE
KENWAY
GLENHURST ROAD
CHESTNUT GROVE
BROWNING AVENUE
MAPLE SQUARE
SYCAMORE GROVE
BYRON AVENUE
DRYDEN AVENUE
SHELLEY SQUARE
TICKFIELD AVENUE
TUNBRIDGE ROAD
CROWBOROUGH ROAD
PW
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