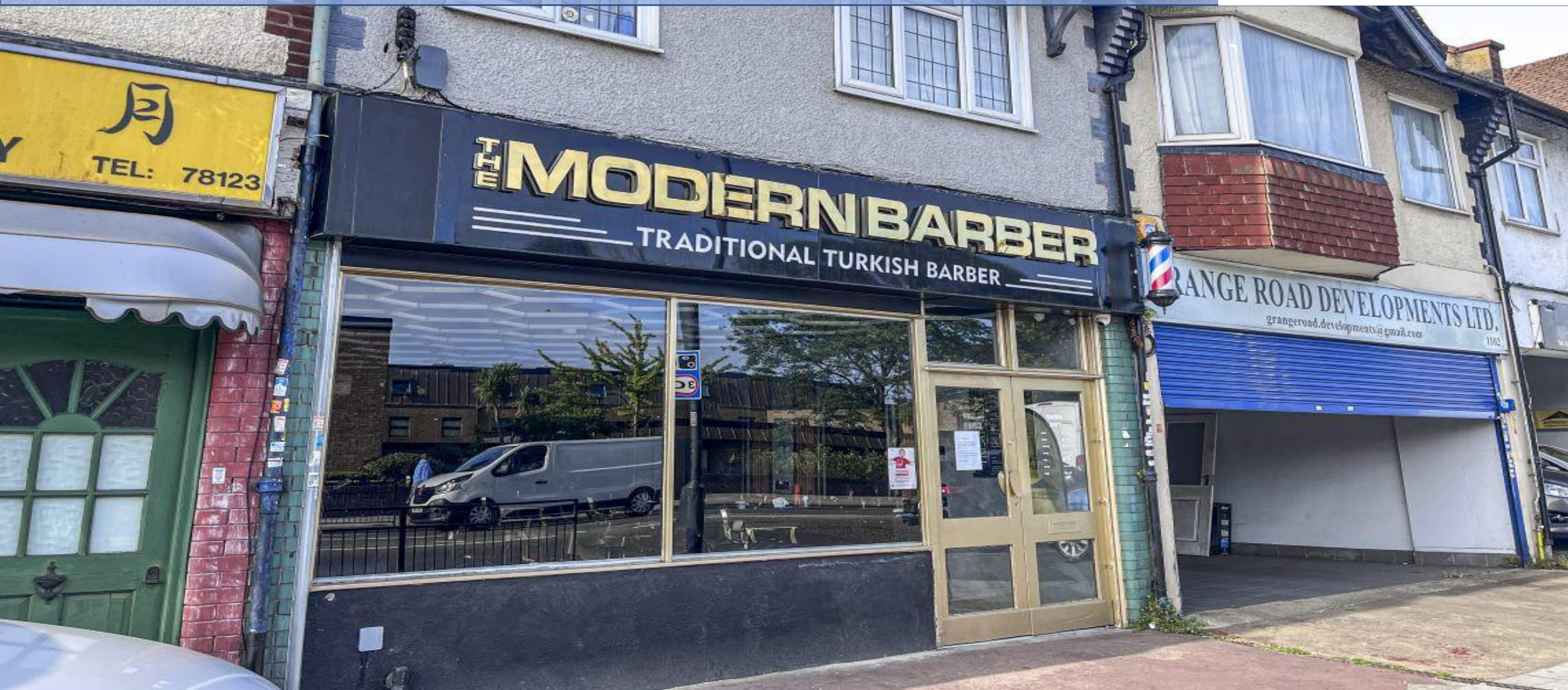


Leigh-on-Sea - 1100 London Road, Essex SS9 2AJ  
Freehold Retail & Residential Ground Rent Investment



BLUE ALPINE

PROPERTY CONSULTANTS





# Leigh-on-Sea - 1100 London Road, Essex SS9 2AJ

## Freehold Retail & Residential Ground Rent Investment



### Investment Consideration:

- OIEO: £175,000
- Gross Initial Yield: 8.03%
- Rental Income: £14,060 p.a.
- VAT is NOT applicable to this property
- Let until October 2034. Rent review in 2029 linked to RPI.
- Comprises ground floor shop t/a Barbers and self-contained flat above (sold-off)
- Situated on A13/London Road which connects to the M25 Motorway and leads directly into central London (Canary Wharf and Aldgate)
- Occupiers close by include Waitrose Superstore, JD Wetherspoon, Restaurant`s and more.



### Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 1100 (Ground Floor)	Ground Floor: 75 sq m (807 sq ft) Open plan retail, kitchen, storage, wc	The Modern Barber Ltd (with personal guarantee)	10 Years from 30 October 2024	£14,000	Note 1: FRI Note 2: Rent review on 30.10.29 linked to RPI (1%-4% collar and cap). Note 3: Tenant option to determine on 30.10.29 with min 6 months notice. Note 4: Deposit held of £3,500.
No. 1100A (First/Second Floor)	Residential Flat: Sold off	Individual	199 Years from 1 September 1986	£60	Note 1: FRI Note 2: Fixed increase to £70 p.a. in 2046 and £100 p.a. in 2085 until the remainder of the term Note 3: Reversion 2185
Total				£14,060	

# Leigh-on-Sea - 1100 London Road, Essex SS9 2AJ

## Freehold Retail & Residential Ground Rent Investment



### Property Description:

The property comprises ground floor shop t/a Barbers and residential flat above which has been sold-off. The property benefits from rear access and provides the following accommodation and dimensions:

Ground Floor: 75 sq m (807 sq ft)

Open plan retail, kitchen, storage, wc

First/Second Floor: Residential Flat (sold-off)

### Tenancy:

The ground floor shop is at present let to The Modern Barber Ltd (with personal guarantee) for a term of 10 years from 30<sup>th</sup> October 2024 at a current rent of £14,000 per annum and the lease contains full repairing and insuring covenants. Rent review on 30.10.29 linked to RPI (1%-4% collar and cap). Tenant option to determine on 30.10.29 with min 6 months notice. Deposit held of £3,500.

The first/second floor flat has been sold-off to an Individual for a term of 199 Years from 1<sup>st</sup> September 1986 at a ground rent of £60 p.a. Fixed increase to £70 p.a. in 2046 and £100 p.a. in 2085 until the remainder of the term. Reversion 2185.



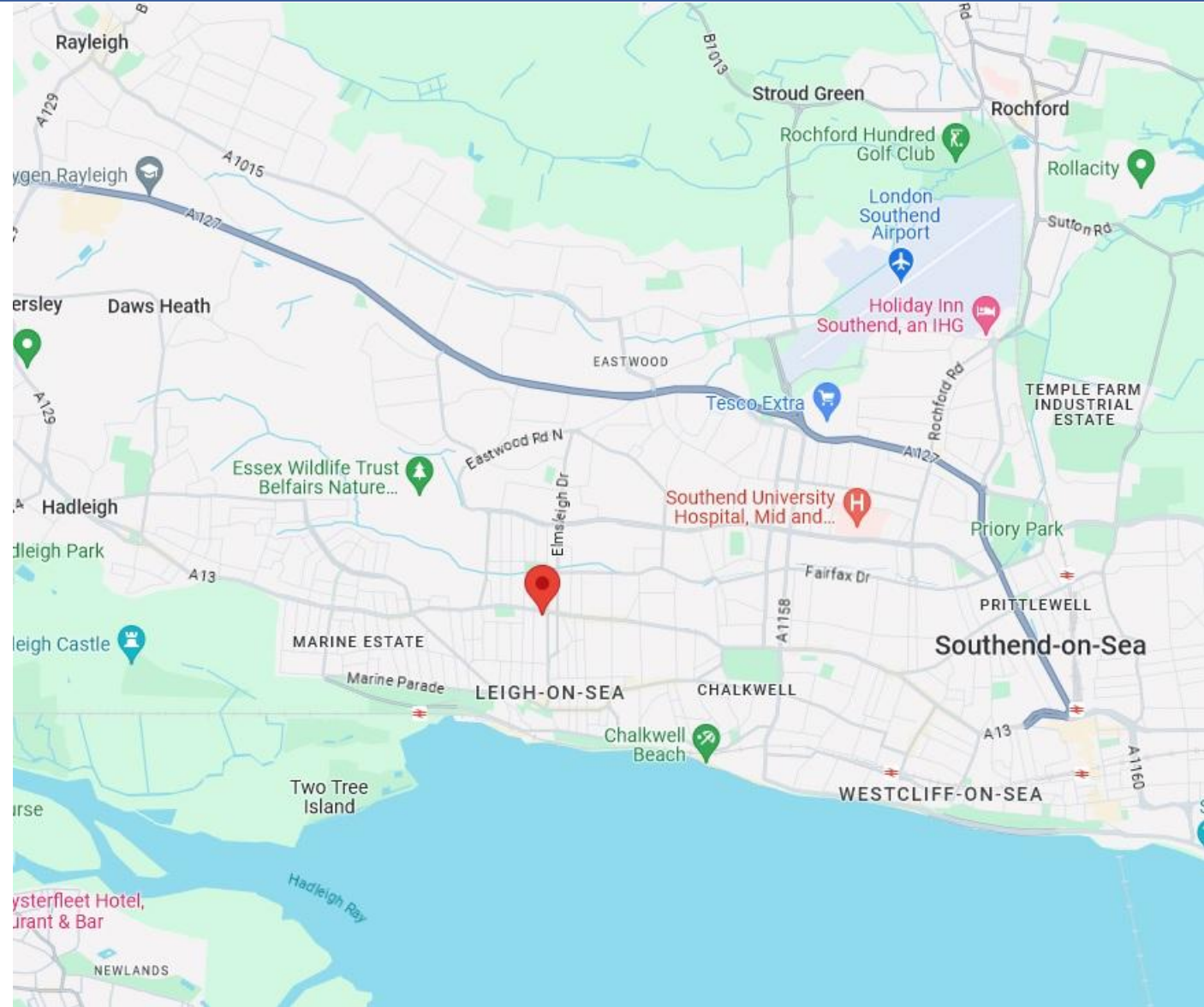
# Leigh-on-Sea - 1100 London Road, Essex SS9 2AJ

## Freehold Retail & Residential Ground Rent Investment



### Location:

Leigh-on-Sea is a popular suburb of Southend-on-Sea, approximately 3 miles west of Southend-on-Sea town centre. The property is situated on A13/London Road which connects to the M25 Motorway and leads directly into central London (Canary Wharf and Aldgate). Southend Airport is approximately 10 min drive to the east of the property. Occupiers nearby include Waitrose Superstore, JD Wetherspoon, Cafe, Restaurant's and more.



# Leigh-on-Sea - 1100 London Road, Essex SS9 2AJ

## Freehold Retail & Residential Ground Rent Investment

### Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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