

Westcliff-on-Sea - 107 Hamlet Court Rd, Essex SS0 7ES
Freehold Restaurant Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



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Freehold Restaurant Investment



Investment Consideration:

- Purchase Price: £295,000
- Gross Initial Yield: 5.25%
- Rental Income: £15,500 p.a.
- Rent deposit held of £15,500
- VAT is NOT applicable to this property
- Property comprising a Ground and First Floor Restaurant and Bar including rear vehicular access
- Prosperous mixed residential and commercial town
- Occupiers close by include Sainsbury's Local, Greggs, NatWest, Wimpy, Boots, amongst others.

Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 107 (Ground and First Floor)	Ground Floor Restaurant (38 covers)	Mr A.P. Saunders as a Bar and Restaurant	15 years from 13 August 2009	£15,500	Note 1: FRI Note 2: Reversion 2024 Note 3: Deposit held of £15,500
	Gross Frontage 22'0"				
	Internal Width 19'8"				
	Shop Depth 42'7"				
	Built Depth 75'0"				
	Disabled WC				
	First Floor Restaurant (20 covers)				
	Spiral Staircase to Office Area Approx 230 sq ft				
	Ladies and Gents WCs				
			Total	£15,500	

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Property Description:

A mid-terraced property comprising a Ground and First Floor Restaurant and Bar including rear vehicular access with private parking for 3 cars.

The property provides the following accommodation and dimensions:

Ground Floor: (38 covers)

Shop: 924 sq ft

Disabled WC

Shop Frontage: 22 ft on Hamlet Court Rd

First Floor: (20 covers)

Spiral Staircase to Office Area (230 sq ft)

Ladies and Gents WCs

Tenancy:

The shop is at present let to Mr A.P. Saunders t/a Bar and Restaurant for a term of 15 years from 13th August 2009 at a current rent of £15,500 per annum and the lease contains full repairing and insuring covenants. Rent deposit held of £15,500.

Location:

Located close to the junction with London Road (A13) in the best shopping location in Westcliff-on-Sea, 4 doors down from a new Sainsbury's Local with other such multiples as Greggs, NatWest, Wimpy and Boots nearby. Westcliff-on-Sea is a prosperous mixed residential and commercial town abutting Southend approximately 35 miles east of Central London.



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Contacts:

To view copies of the leases, information on the title, other information, please contact Joseph Bachman or Prash Jaitley.



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