

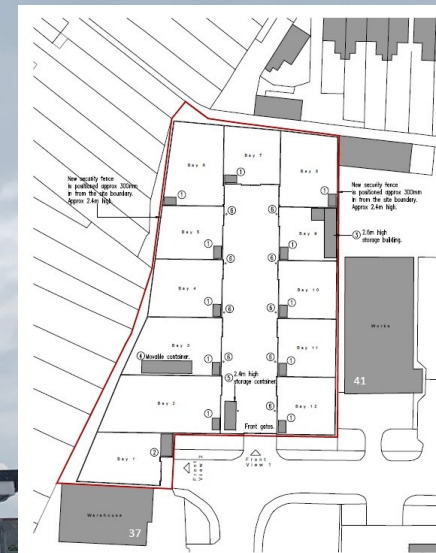
# Shoeburyness

Yards at 39 Vanguard Way, Shoeburyness, Essex SS3 9QY

## SECURE YARDS - INVESTMENT FOR SALE

Approx 35,850 sq. ft. ( 0.82A )

- ⇒ Established industrial estate
- ⇒ Palisade fencing to all yards
- ⇒ All with own W.C and kitchenette
- ⇒ Potential income of £74,508 per annum
- ⇒ Freehold For Sale
- ⇒ Offers in excess of £925,000



## DESCRIPTION AND LOCATION:

The site is situated on the well established Vanguards Industrial Estate in Shoeburyness approx. 3 miles east of Southend on Sea and within easy access of the A13 & A127. Shoebury Train Station is also a short distance away.

The site has been split into 12 individual yards, each secured by palisade fencing with their own gate, own W.C and own kitchenette.

The site benefits from its own electric gate with Yard 1 having direct access from Vanguard Way.

Please Note: Trading restrictions are 7am-7pm weekdays, 7am—1pm on Saturdays and no trading on a Sunday.

## ACCOMMODATION

Site approx. 35,850 sq. ft. (0.82 A)

## PRICE

Offers in excess of £925,000 plus VAT if applicable.

## TENURE

Freehold

## BUSINESS RATES

Each yard is separately rated and Tenants are responsible for their own business rates.

## TERMS

Potential income of £74,508 per annum. The rents currently include electricity and water. *Yard 2 is currently vacant and is being marketed at £11,000 per annum.*

## VIEWING

For further information and viewings contact Ayers & Cruiks.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

## TENANCY SCHEDULE

Yard	Tenants	Tenancy	Rent
1	Taskers Motor Company Limited	01/04/21—31/03/22	£9,415
3	Andrew Woods	16/03/18—15/03/19	£7,305
4	Clive Lovegrove	05/11/18—05/11/20	£6,093
5	The Garden Landscaping Company Limited	19/08/20—18/08/22	£5,520
8	GGs C/O Karen Chegvidden & Gary Pond	04/01/18—03/01/19	£6,975
10	Barry Swain & Reece Swain	28/09/18—28/09/19	£4,800
11 & 12	Blue Cube Hire	01/09/17—30/08/20	£8,400



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