

# beauty by laser

FREE LASER & SKIN CONSULTATION  
01273 500000



£200,000

Price Guide

Unit 3, Beaumont Court, Victoria Road



Guide Price £200,000 - £225,000.

This is a rare opportunity to acquire the flying freehold investment in Unit 1 Beaumont Court, Victoria Avenue, Southend-on-Sea, currently let to Beauty by Laser. Located within a popular mixed-use development, the property benefits from strong local footfall and excellent transport links, making it an attractive commercial investment.

The premises are leased to Beauty by Laser, a well-established beauty and laser treatment operator. The lease began in November 2023, with the current rent set at £18,000pa (9% yield) per annum plus VAT, providing a secure and attractive income stream. The lease term is substantial, offering long-term security for the investor.

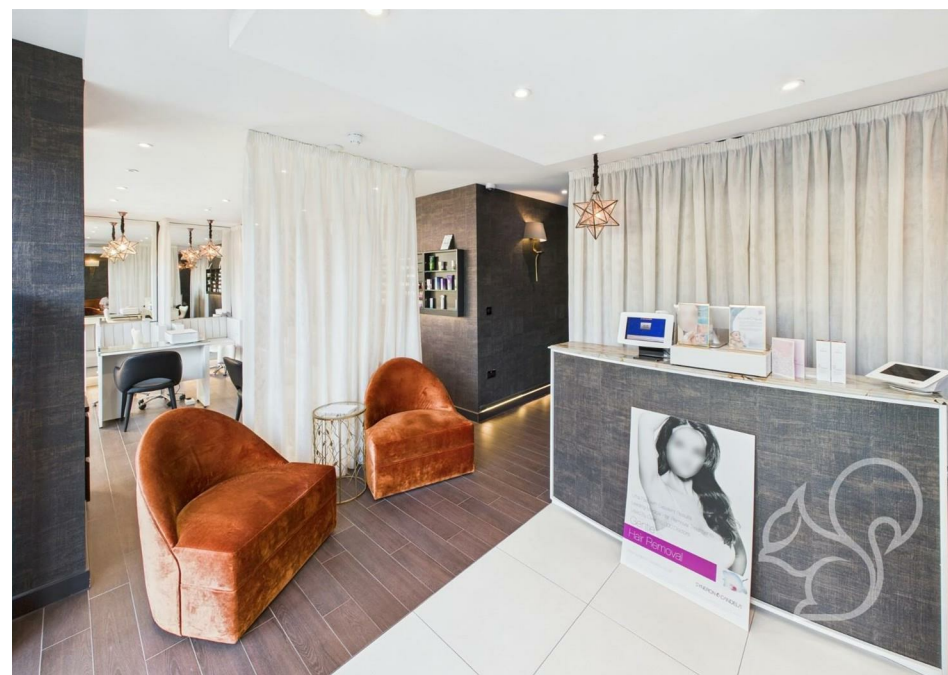
The sale includes the flying freehold interest, granting ownership of the premises above ground level, independent from the rest of the building. The unit is modern and well-presented, fitted out to a high standard by the tenant, and configured specifically for beauty use. The permitted use aligns with the current commercial use classes suitable for such operations.

Beaumont Court is a landmark 2018 development featuring contemporary architecture, concierge service, private gym, rooftop gardens, and secure parking. The location is within walking distance of Southend Victoria and Southend Central train stations, close to the town centre, seafront, and major road links (A127, A13), ensuring excellent accessibility.

Held on a long leasehold basis with approximately 191 years remaining, the property carries a modest ground rent and a service charge of £266.67 per month. The premises have a rateable value of £25,000, with business rates payable at approximately £12,500 per annum.

This investment offers a secure, long-term income with minimal management involvement, ideal for private investors, SIPP purchasers, or those seeking a hands-off commercial asset in a thriving Southend location.

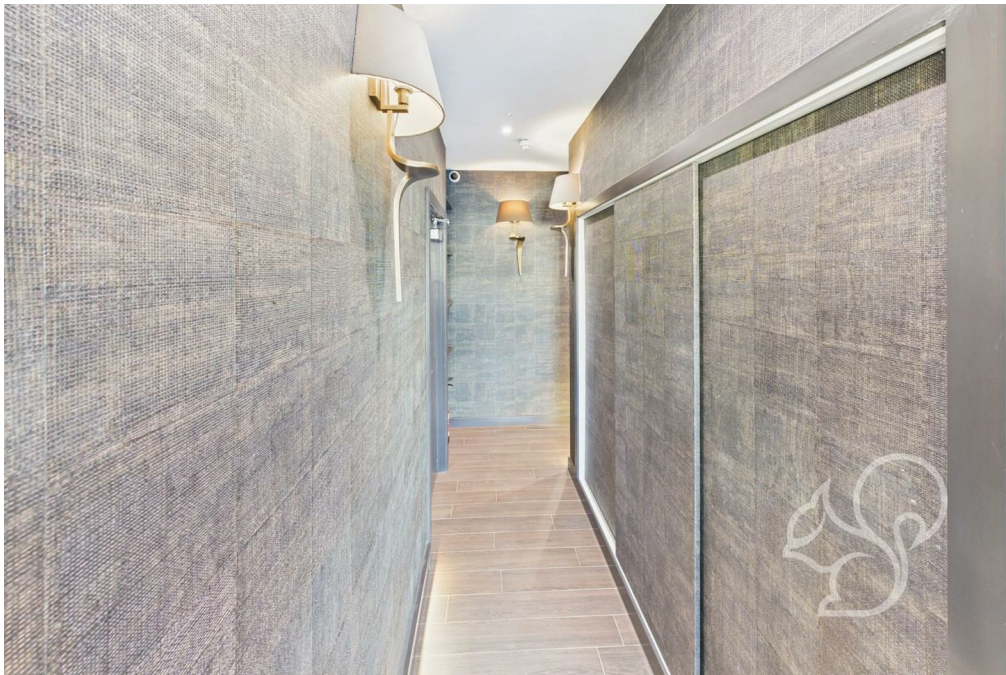
For further details, or to arrange a viewing, please Oakheart Property.





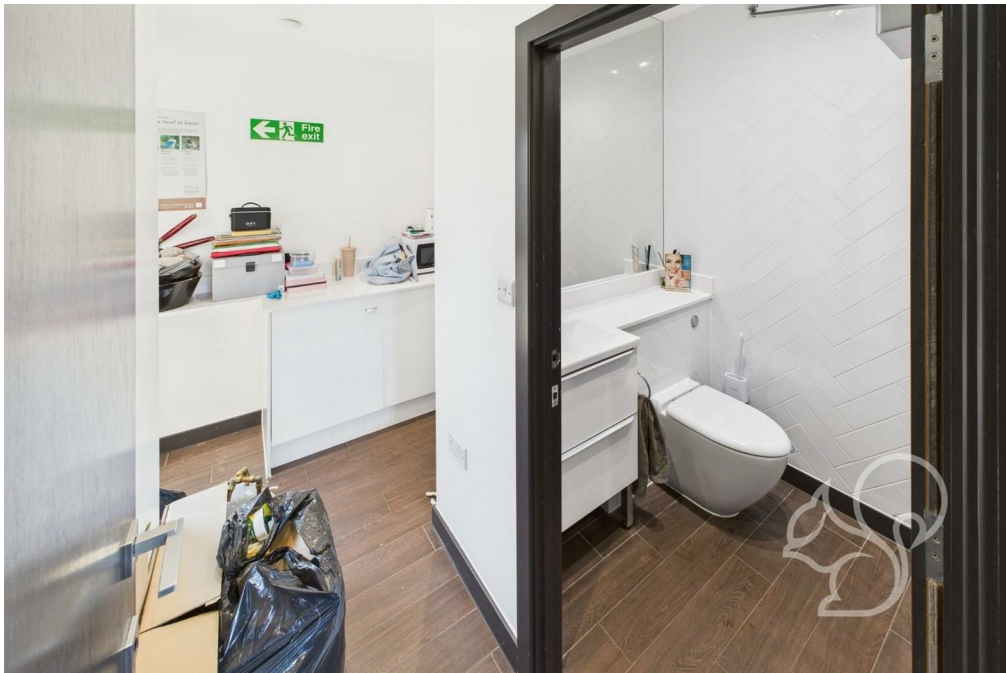






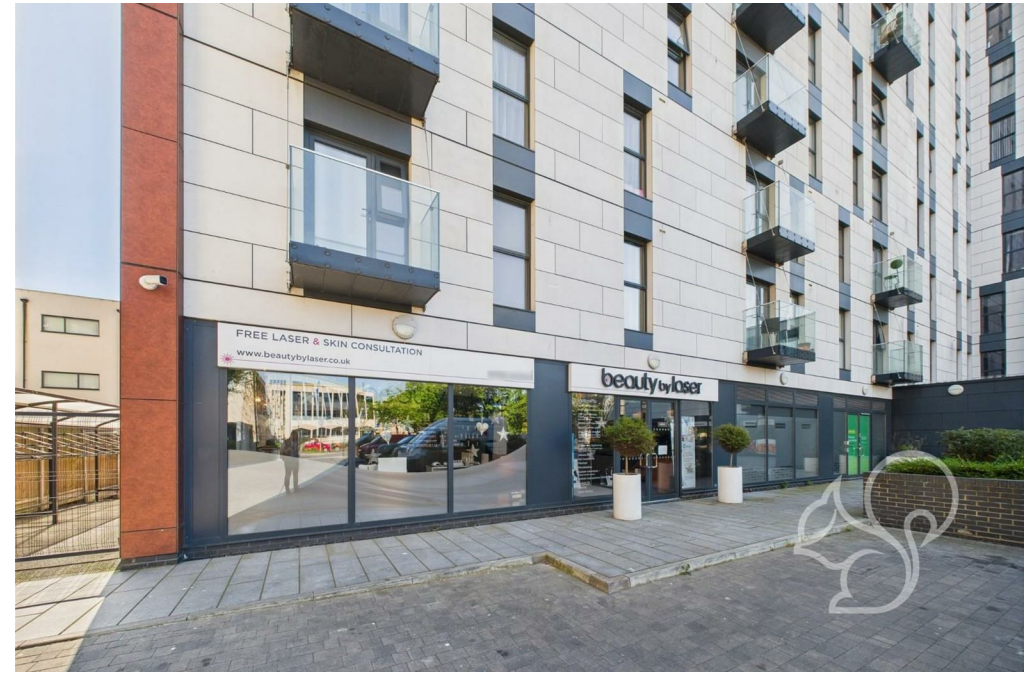












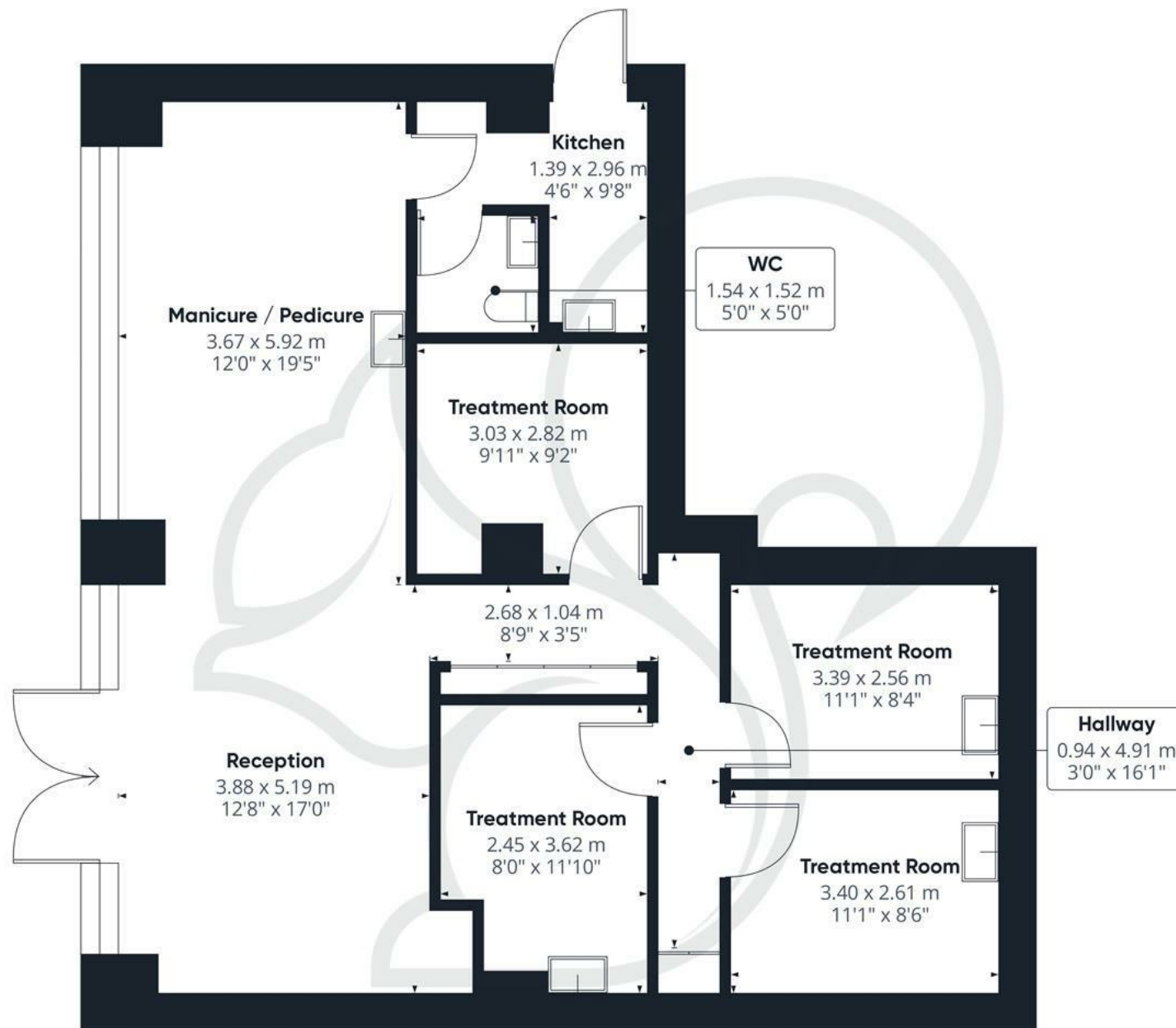












Approximate total area<sup>(1)</sup>

94.8 m<sup>2</sup>

1020 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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