



£425,000

Price Guide

Unit 1, Beaumont Court, Victoria Road

Guide Price £425,000 - £450,000.

This is a rare opportunity to acquire the flying freehold investment currently leased to Beaumont Lounge Bar, located within Beaumont Court on Victoria Road, Southend. Positioned in 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 let to Beaumont Lounge Bar, a well-established local operator, on a lease that began in November 2023. The passing rent is £36,000 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 of the rest of the building. The unit is modern and well-presented, configured specifically for bar and lounge use. It features a spacious trading area, ancillary storage, and staff facilities, all fitted out to a high standard by the tenant. The permitted use is classified as A4 drinking establishment, or its equivalent under the current Use Classes Order.

Held on a long leasehold basis with approximately 191 years remaining, the property carries a modest ground rent. A service charge is also payable at £266.67 per month. The tenant's fit-out ensures the premises are in excellent condition and ready for continued operation. Rateable value is £21,750, with Business Rates payable at approx. £10,875 per annum.

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

Viewings are by appointment only.

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

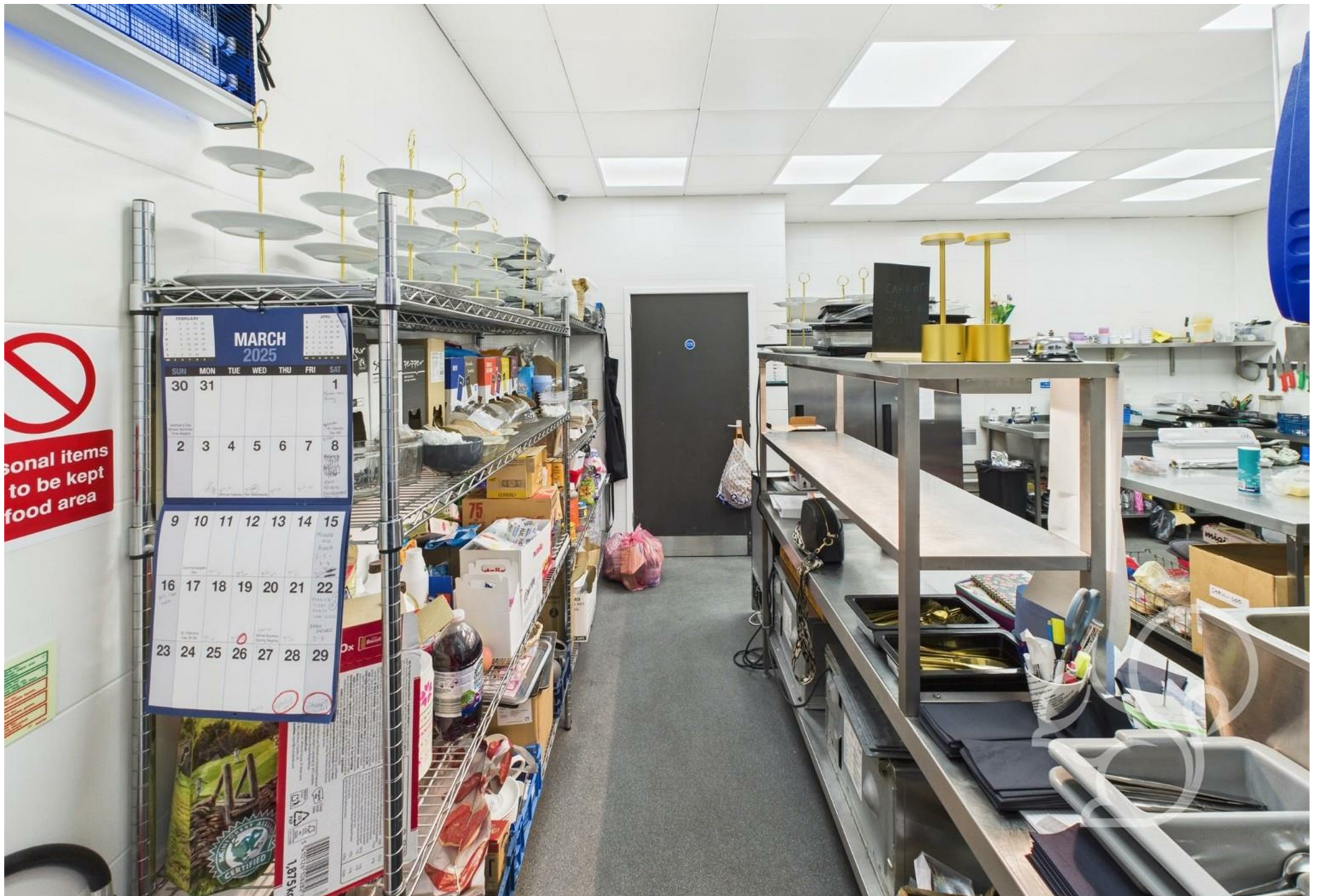




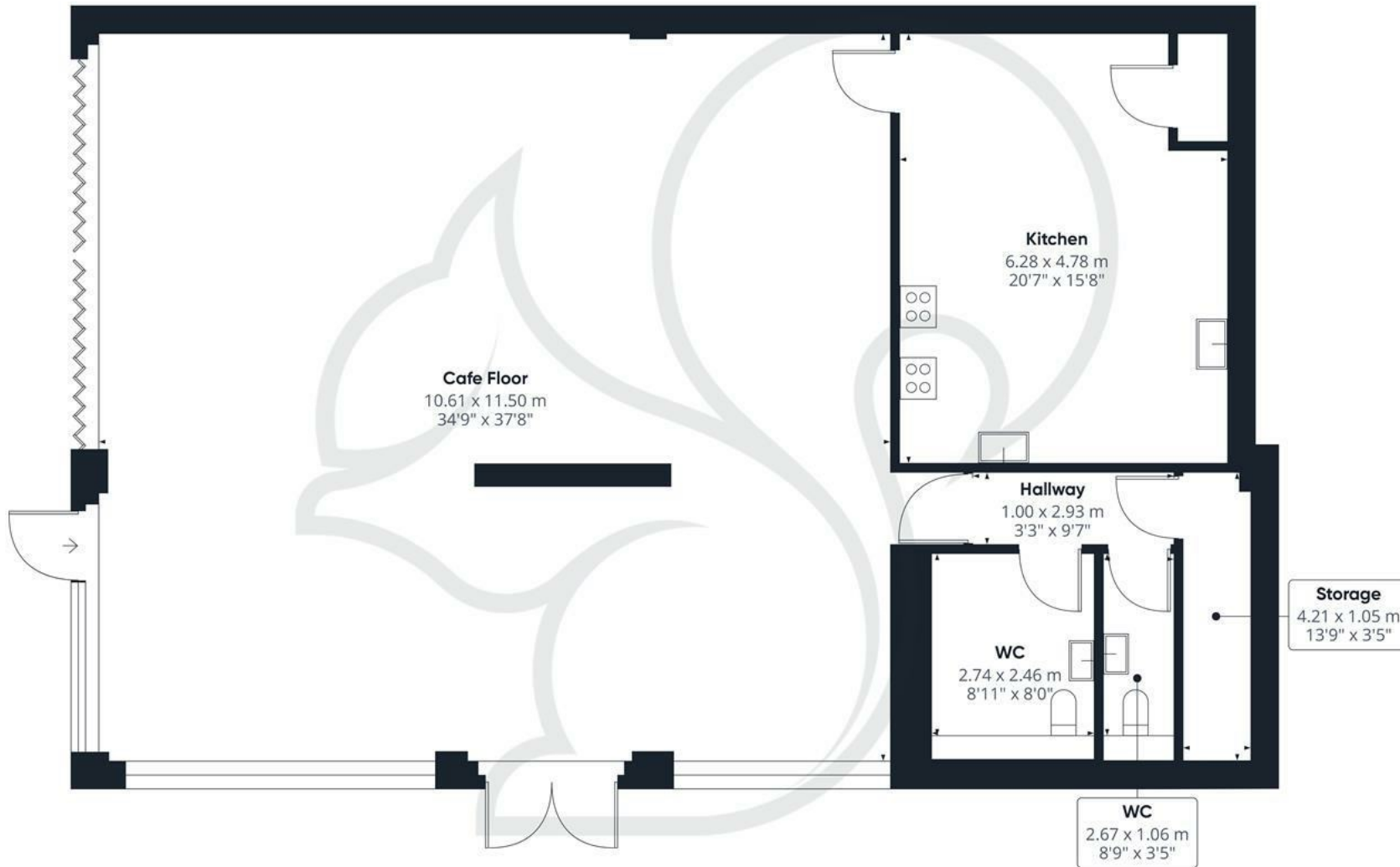












Approximate total area⁽¹⁾

173.7 m²
1870 ft²

(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.

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