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CHIDDICKS HOMES.CO.UK



Commercial Property

£475,000

High Street, Southend on Sea, SS1 1LL

• Virtual Freehold • Combined Rental Income £44,000pa • High Street Location • Great Investment

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Offered to the market is this exceptional Virtual Freehold commercial investment, prominently positioned on the bustling Southend High Street in the vibrant City of Southend-on-Sea. The property comprises three individual commercial units, all of which are currently let, together generating an impressive gross rental income of £44,000 per annum, making this a prime opportunity for investors seeking steady returns.

The building enjoys excellent connectivity, being just a short stroll from mainline railway stations that provide swift links into London and beyond. Southend"s famous seafront, with its lively atmosphere and leisure amenities, is also within easy reach, attracting high volumes of foot traffic to the area year-round.

Neighbouring businesses include well-known national retailers and popular names such as JD Sports, HMV, Costa Coffee, and NatWest Bank, underlining the strong commercial appeal and prosperous trading environment of this address.

This is a rare chance to acquire a secure and established investment in one of Southend"s most sought after commercial locations. For further details or to arrange a viewing, please get in touch today.

Property Description

Ground Floor

Terms - The seller is seeking £475,000 plus VAT for this virtual freehold investment

Investment Lease Details - We have been advised of the following lease information and do have copies of said lease available upon request.

159 High Street - Lease commencing 3rd April 2021 with a term of 20 years.

161 High Street - Lease commencing 3rd April 2021 with a term of 20 years.

163 High Street - Lease commencing 3rd April 2021 with a term of 20 years.

Rent Reviews - Rent reviews are set every 3rd year, more details are available upon request.

Planning - Any interested parties are advised to rely on there own investigation as to the permitted use is in line with the current use.

Legal Fee's - Each party to bare their own legal fee's

CEPC - 159 High Street - D81

161 High Street - C53

163 High Street - C57

Exterior

Agents Note - Important Notice: To help viewers visualise the space, all or selected photos within this marketing material have been assisted by AI technology (e.g., virtual furniture staging, sky enhancement, decluttering but not limited to these examples). These images are for illustrative purposes only and should not be relied upon as an exact representation of the property's current state. Buyers are advised to verify all details during a physical viewing