

Lambert  
Smith  
Hampton

Opportunity to acquire a fully let  
income-producing investment  
portfolio of 25 apartments

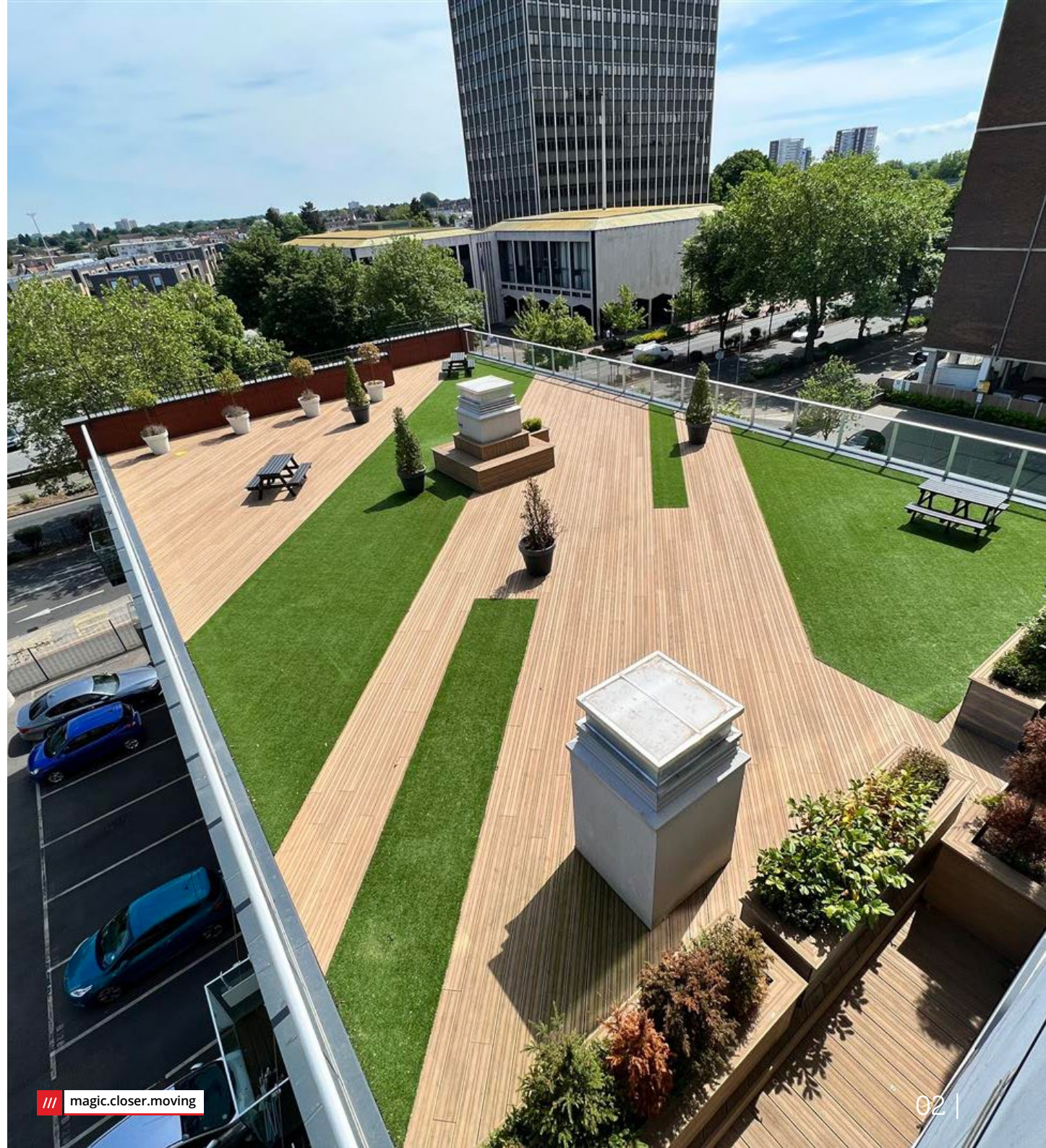


**BEAUMONT COURT**

| Victoria Way | Southend-On-Sea | SS2 6EB |

## Investment Summary

- Opportunity to acquire a fully income-producing portfolio of **25 self-contained residential units** within Beaumont Court, Southend-on-Sea.
- Located within an established PRS market supported by ongoing regeneration and infrastructure investment across Southend-on-Sea.
- Prominently positioned on Victoria Way within walking distance of Southend City Centre and main line railway stations, providing direct services to London.
- Situated within a modern high specification development benefiting from 24-hour concierge, residence gym, roof terraces and communal facilities.
- **The portfolio is 100 % let** on assured shorthold tenancies, generating a current gross income of **£438,600 per annum**.
- Held on **individual Long Leaseholds** for terms of 199 years from 2018 (191 years unexpired).
- We are seeking offers in excess of **£5,150,000 (Five Million One Hundred and Fifty Thousand Pounds)** for the Long Leasehold interests, subject to contract and exclusive of VAT, reflecting an attractive **gross yield of 8.5%** and a **low capital value of £281per sq. ft.**





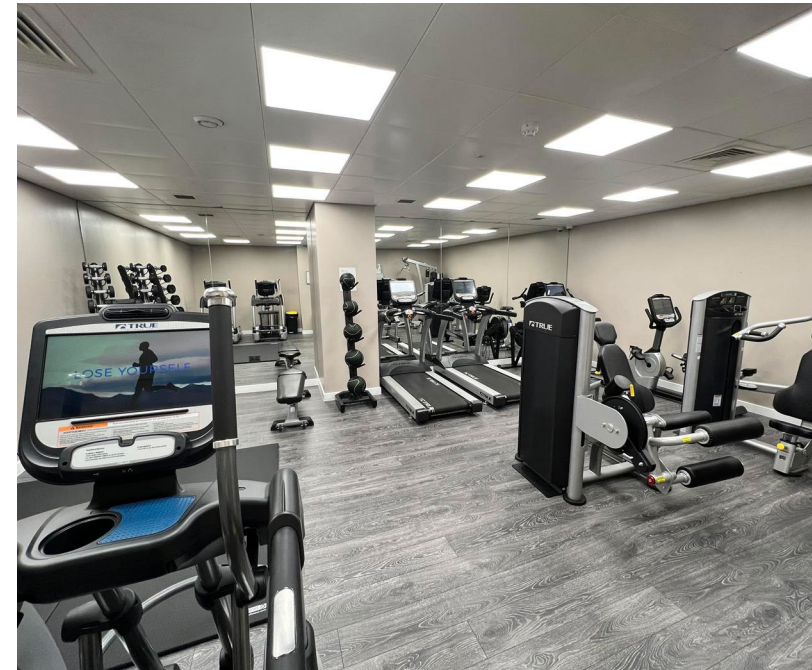
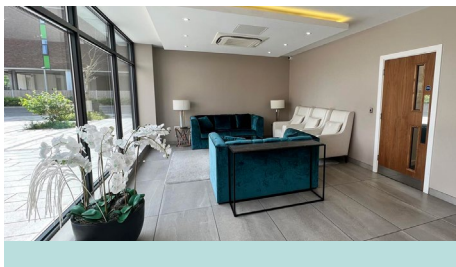
## Description

Beaumont Court is finished to a high specification throughout the building, which incorporates a well-presented entrance lobby with 24-hour concierge and intercom controlled security system.

Residents benefit from a range of well-maintained communal amenities including a private gym, communal roof garden, and dedicated meeting rooms to support flexible homeworking.

Internally, the apartments benefit from carpeted floors, modern bathrooms and kitchens with integrated appliances.

Externally, the property benefits from secure allocated parking within the communal car park. The portfolio is being sold with the benefit of 17 car parking spaces.



# BEAUMONT COURT



Description

## Accommodation & Tenancies

The portfolio produces a current passing rent of **£438,600 per annum:**

### EPC

The property has EPC ratings ranging from B to C.

Copies of EPC certificates are available in the data room.

### Planning

All interested parties are advised to make their own planning enquiries.



Unit Number	Floor	Beds	Size (Sq. Ft.)	Tenancy Start Date	Rent Payable (£pcm)	Rent Payable (£pa)	Parking	EPC Rating
92	4	2	753	29/04/2019	£1,400	£16,800	Yes	B
97	4	2	710	15/05/2025	£1,300	£15,600	No	C
104	5	2	710	27/01/2022	£1,250	£15,000	No	B
124	5	1	635	23/03/2025	£1,150	£13,800	No	C
126	5	1	603	23/03/2025	£1,350	£16,200	No	C
134	6	2	710	29/03/2025	£1,350	£16,200	No	B
150	6	1	603	27/04/2022	£1,150	£13,800	No	C
157	7	2	753	30/11/2023	£1,400	£16,800	No	B
166	7	2	764	30/06/2025	£1,400	£16,800	Yes	C
172	7	1	635	23/07/2022	£1,100	£13,200	No	C
218	9	1	603	13/12/2024	£1,250	£15,000	Yes	C
219	10	2	732	24/06/2023	£1,750	£21,000	Yes	C
220	10	2	743	31/10/2023	£1,580	£18,960	Yes	C
221	10	2	743	22/02/2025	£1,450	£17,400	Yes	C
222	10	2	764	11/05/2024	£1,500	£18,000	Yes	C
223	10	2	764	31/10/2022	£1,500	£18,000	Yes	C
224	10	2	743	28/02/2025	£1,400	£16,800	Yes	C
225	10	2	743	28/02/2023	£1,600	£19,200	Yes	C
226	10	1	603	28/02/2024	£1,220	£14,640	Yes	C
230	10	2	893	31/03/2025	£1,650	£19,800	Yes	B
231	10	2	840	30/06/2025	£1,650	£19,800	Yes	B
232	10	2	829	28/02/2025	£1,800	£21,600	Yes	B
233	10	2	807	17/10/2025	£1,650	£19,800	Yes	B
234	10	2	818	15/08/2024	£1,850	£22,200	Yes	B
235	10	2	797	30/06/2025	£1,850	£22,200	Yes	B
			<b>18,298</b>		<b>£36,550</b>	<b>£438,600</b>	<b>17</b>	

# BEAUMONT COURT



## BEAUMONT COURT



## Further Information:

### Proposal

We are seeking offers in excess of **£5,150,000 (Five Million One Hundred and Fifty Thousand Pounds)** for the **Long Leasehold** interests, subject to contract and exclusive of VAT, reflecting an attractive **gross yield of 8.5%** and a low capital value of **£281 per sq. ft.**

Details of additional units are available upon request.

### Tenure

We understand that the units are held on individual **Long Leasehold bases for a term of 199 years from 2018 (191 years unexpired)**, subject to ground rents and service charge.

Further details are available upon request.

### VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

### Legal Costs

Each party is to be responsible for its own legal costs incurred in any transaction.

### Sale on behalf of the Joint LPA Receivers

The properties are being marketed for sale on behalf of Joint Law of Property Act Receivers therefore no warranties or guarantees in any respect, including in relation to title and/or VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

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**Lambert  
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Viewing strictly by prior appointment through the appointed Agents.

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