

# Prime Mixed-Use Investment Opportunity

FOR SALE

189 High Street, Southend,  
Essex, SS1 1LL

**Harston&Co**

For more information call us  
on 020 3371 0061



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[harstonandco.co.uk](http://harstonandco.co.uk)

## Executive Summary

- Freehold four-storey mixed-use building with a current total passing rent of £77,000 per annum.
- The property consists of a retail unit arranged over ground floor and basement let to Maronmarch Ltd t/a Brother2Brother (est. 1985, in occupation since 2015, 7 UK Stores) and the upper three floors have recently been converted to provide 3 x residential apartments.
- Located in the heart of Southend town centre approximately 0.2 miles to Southend Victoria railway station providing a direct service to London Liverpool Street and Southend Central railway station providing a direct service to London Fenchurch Street.
- Offers are invited in excess of £825,000 for the freehold interest, subject to contract and exclusive of VAT. This represents a gross yield of 9.3%.



## Location

The building is situated in a prominent position on the High Street in the heart of the popular seaside town of Southend-on-Sea. Southend-on-Sea is home to over 174,000 residents (according to the 2011 Census) and receives millions of visitors each year. It is 40 miles east of London.

Southend Victoria railway station is 0.2 miles north of the property (providing a direct service to London Liverpool Street in approximately 58 minutes) and Southend Central railway station is 0.2 miles south of the property (providing a direct service to London Fenchurch Street in approximately 51 minutes). The main arterial road into the area is the A127 which links to the M25, A13 and A12. London South Airport is located 1.5 miles to the north of the town centre, providing regular flights to a number of European destinations. Southend-on-Sea boasts the largest leisure pier in the world.

Local occupiers include McDonald's, Burger King, WH Smith, Metro Bank, Starbucks, HSBC, Costa Coffee as well as a range of independent retailers and restaurants.

Please note all distances given are approximate only.



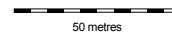


**Promapv2**  
 LANDMARK INFORMATION

Ordnance Survey © Crown Copyright 2020. All Rights Reserved.  
 Licence number 100022432  
 Plotted Scale - 1:1250. Paper Size - A4

experian.

Southend-on-Sea



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Experian Goad Plan Created: 10/01/2018  
 Created By: Harston and Co

For more information on our products and services:  
[www.experian.co.uk/goad](http://www.experian.co.uk/goad) | [goad.sales@uk.experian.com](mailto:goad.sales@uk.experian.com) | 0845 601 6011

## Description

The property is arranged over four floors and basement. The ground floor and basement are currently occupied by clothing retailer Maronmarch Ltd t/a Brother2Brother (est. 1985, in occupation since 2015, 7 UK Stores). The upper three floors have recently been converted to provide three high quality apartments all of which are let on AST agreements.

## Tenant & Accommodation Schedule

Property	Floor	Tenant	Use	Size	Bedrooms	Tenancy Start	Break	Tenancy Expiry	Current Rent Per Annum
Commercial	Ground & basement	Maronmarch Ltd	Retail	1,601 sq ft*		26/05/2020	15/01 of each year	15/01/2024	£50,000
Flat 1	First	Private	Residential	700 sq ft	2				£10,200
Flat 2	Second	Private	Residential	429 sq ft	1				£7,800
Flat 3	Second & third	Vacant	Residential	595 sq ft	1				£9,000
								<b>Total</b>	<b>£77,000</b>

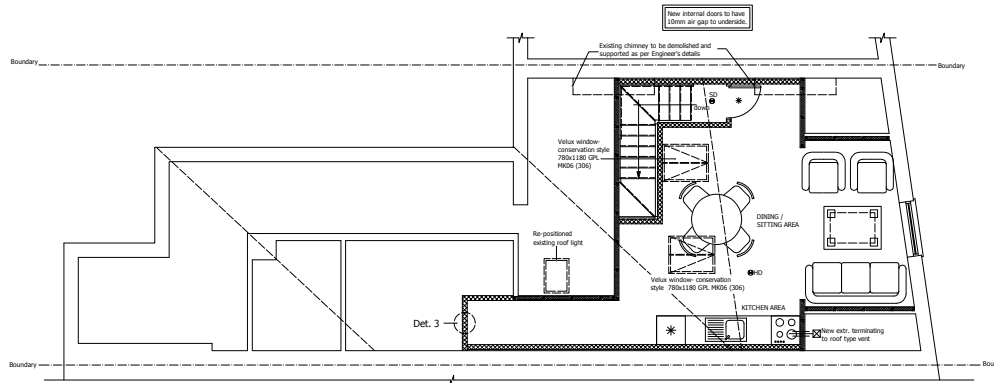
\* Ground floor only. Basement is unmeasured. \*\* Sizes provided by the vendor and are approximate only. All interested parties are advised to rely on their own inspection and survey.





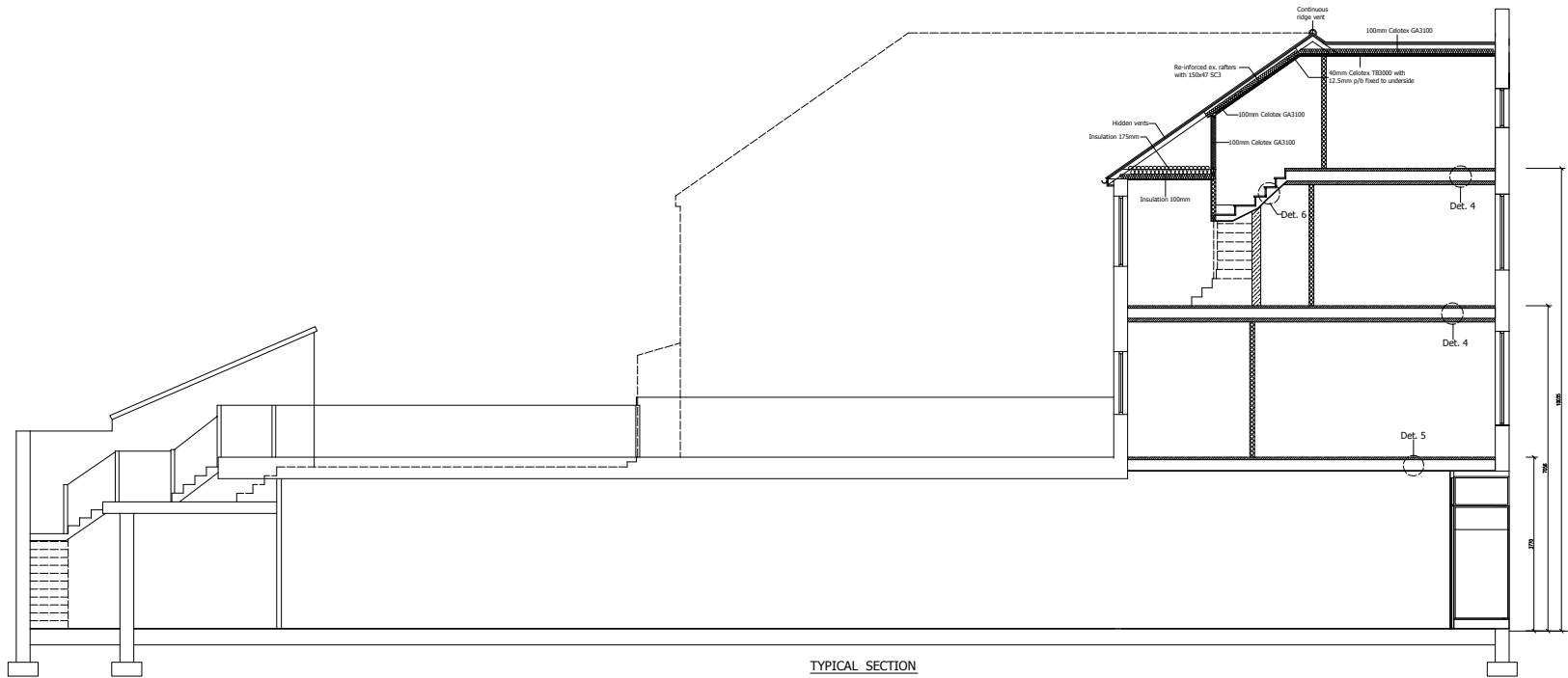
# Attic Floor Plan

Drawings to be read in conjunction with the architectural drawings. All the dimensions shown in these drawings are scaled from the Architect's drawings or other information. They are not to be used for setting-out, or for other work on site. These dimensions are to be agreed by the client or architect and/or agreed checked on site. As a result they may vary slightly from those indicated.



**KEY:**

	Smoke Detector
	Heat Detector
	Fire Door 30min, protection with installed self-closer
	UPGRADED EXISTING STUD WALL INTO SEPARATING WALL (See Detail 1)
	NEW SEPARATING WALL (See Detail 2)
	NEW INTERNAL WALL (See Detail 3)
	Emergency Light



TYPICAL SECTION

**CONSTRUCTION**

REV	DATE	BY	DESCRIPTION
1			ISSUED FOR CONSTRUCTION

**DISCOUNT PLANS LTD**  
Architectural Services

01938 135 997

**PRINT @ A3 SHEET SIZE**

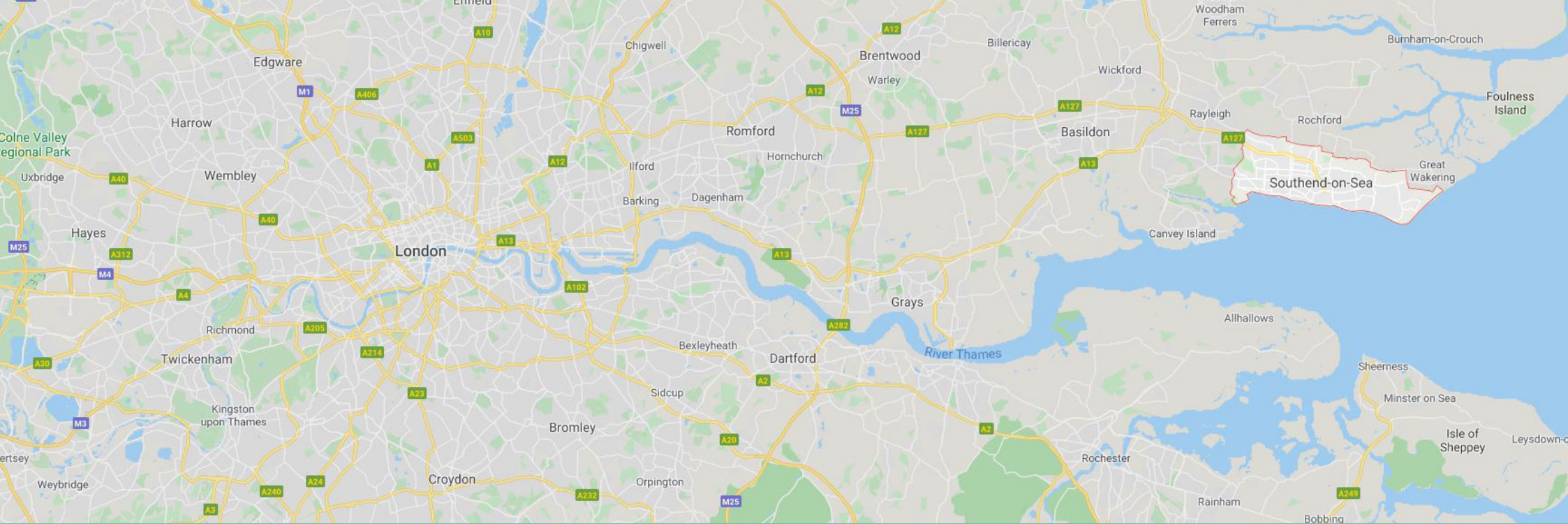
www.discountplansltd.com    discountplansltd@gmail.com

**DISCOUNT PLANS LTD**  
189 HIGH STREET, SOUTHEND-ON-SEA, ESSEX, SS1 1LL

**DRAWING TITLE:**  
IMPROVED DRAWINGS

DISCOUNT HEAD OFFICE    DRAWING NO: 2019-02-001    DATE: 06 FEBRUARY 2019

**DPL. 03**





## Terms

Offers are invited in excess of £825,000 for the freehold interest, subject to contract and exclusive of VAT. This represents a gross yield of 9.3%.

## Tenure

The freehold interest is to be sold subject to the existing tenancies.

## VAT

The building is elected for VAT, although we expect the sale can be treated as a transfer of a going concern (TOGC). Interested parties are advised to seek appropriate professional advice on this point.

## Data Room

A data room has been set up and access is available on request.

## Viewings

Viewings are strictly by appointment through sole agents Harston&Co.

Subject to contract Harston&Co on its behalf and for the vendors or lessors of this property whose agents give notice that: The particulars within this document are for general guidance only and do not constitute any part of an offer or contract for sale or lease. Any statements or representations should not be relied upon as fact, and any interested parties should satisfy themselves as to the accuracy of any statement. Unless otherwise stated, all prices and rents are exclusive of VAT and are subject to change. Harston&Co is the trading name of Harston Property Ltd registered in England No: 10618714.

# Harston&Co

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