



**6 WEEK COMPLETION**



**SITUATION**

In the heart of the town centre close to Colchester Castle and amongst such multiples as **JJB Sports, Café Rouge, Marks & Spencer, McDonalds** and **Santander**. Colchester lies on the main A12 between Chelmsford and Ipswich enjoying excellent road links with the M25 (J28) whilst being only 28 miles from the port of Felixstowe.

**Refer to Lot 46 for Goad Plan**

**PROPERTY**

Forming part of a mid-terraced building comprising a **Ground Floor Shop**.

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	23'8"
Internal Width	22'10"
Shop Depth	50'2"
Built Depth	58'7"
Sales Area	Approx 995 sq ft
WC	

**VAT is payable in respect of this Lot**

**TENURE**

**Leasehold for a term of 999 years from completion at fixed ground rent of £100 p.a.**

**£24,000 per annum**

The Surveyors dealing with this property are **JONATHAN ROSS** and **NICHOLAS BORD**

**TENANCY**

The property is let on a full repairing and insuring lease by way of service charge (capped at £1,000 p.a. plus insurance contribution) to **Fired Earth Limited (See Tenant Profile)** for a term of 5 years from 24th June 2012 (**renewal of a previous lease – in occupation for over 10 years**) at a current rent of **£24,000 per annum exclusive (See Note 1)**.

**TENANT PROFILE**

**Fired Earth specialise in the sale of high quality interior products including tiles, bathrooms, kitchens and paints with 53 stores including branches in Marylebone, Chelsea, Winchester and Wimbledon (Source: www.firedearth.com).**

**Note 1: There is currently a 3 month rent free period from 24th June 2013 and the Vendor will make up the rent shortfall on completion.**

**Note 2: The purchaser will pay 1% plus VAT on the purchase price towards the Vendor's sales costs.**



**JOINT AUCTIONEERS**  
Morley Riches & Ablewhite, 4 Kings Court, Newcomen Way, Severalls Industrial Park, Colchester CO4 9RA  
Tel: 01206 505 707 Ref: J. Ablewhite, Esq

**VENDOR'S SOLICITORS**  
Hamlins LLP - Tel: 020 7355 6000  
Ref: C. Maxwell Esq - Email: cmaxwell@hamlins.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £350 (including VAT) upon exchange of contracts