



6 WEEK COMPLETION

SITUATION

In the heart of the town centre close to Colchester Castle and amongst such multiples as **Fired Earth, 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.

PROPERTY

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



View along The High Street

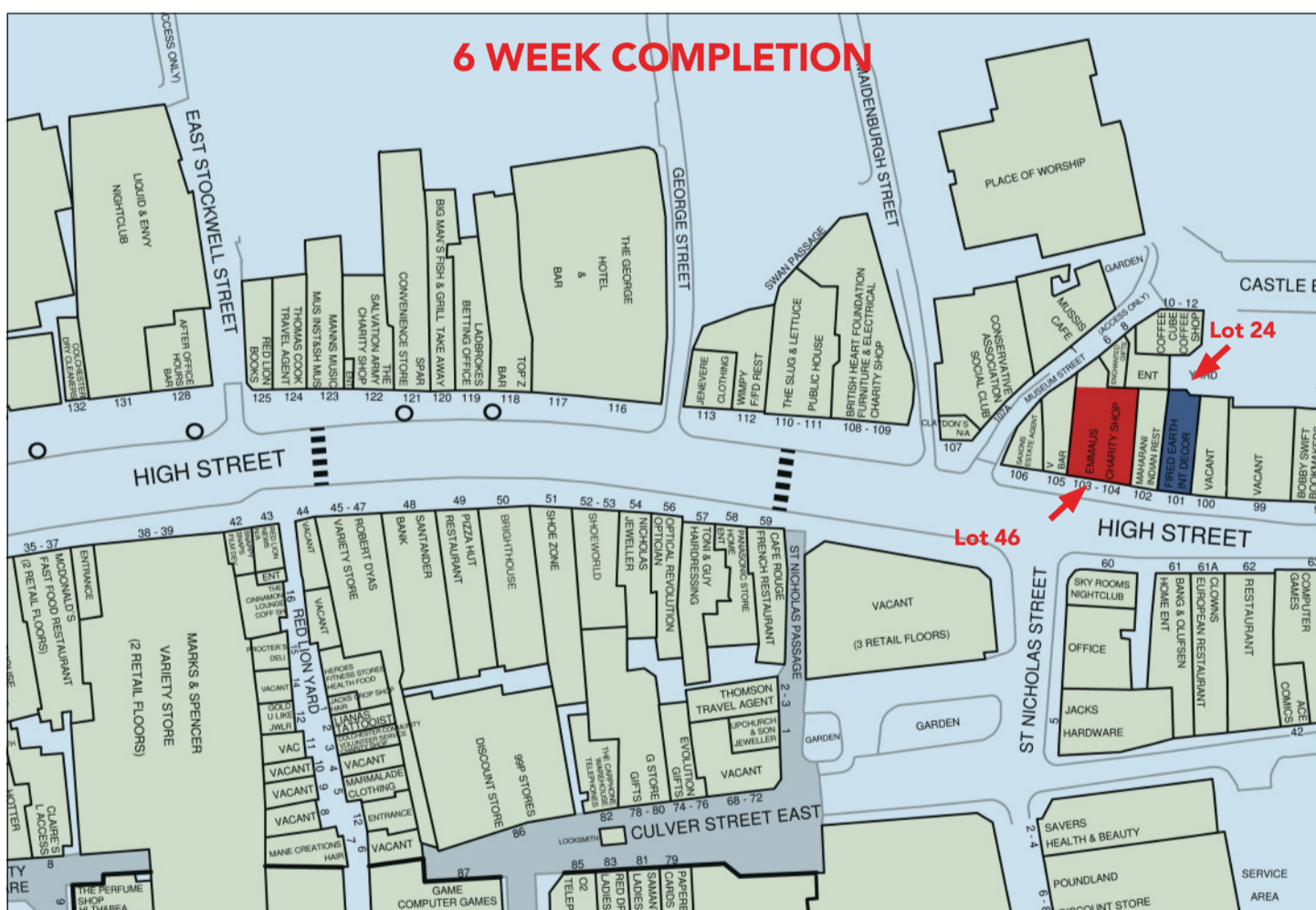
VAT is payable in respect of this Lot

TENURE

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

£20,000 per annum

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



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ACCOMMODATION

Ground Floor Double Shop

Gross Frontage	35'3"
Internal Width	33'2"
Shop Depth	39'8"
Built Depth	53'6"
WC	
Sales Area	Approx 1,280 sq ft
Rear Store/Kitchen/Office Area	Approx 375 sq ft
Total Area	Approx 1,655 sq ft

Note 1: The rent is currently £19,000 rising to £19,500 in September 2013 and to £20,000 in September 2014, therefore, the Vendor will make up the rent shortfall on completion.

Note 2: The lease is excluded from sections 24-28 of the Landlord & Tenant Act 1954.

Note 3: The purchaser will pay 1% plus VAT on the purchase price towards the Vendor's sales costs.

TENANCY

The property is let on a full repairing and insuring lease (subject to a capped service charge of £350 p.a. linked to RPI and a brief photographic schedule of condition) to **Emmaus Colchester as a Charity Shop** for a term of 5 years from 15th September 2012 (**in occupation since 2009**) at a current rent of **£20,000 per annum** exclusive (**See Note 1**).

Tenant's Breaks 2015 and 2016

JOINT AUCTIONEERS
Morley Riches & Ablewhite, 4 Kings Court, Newcomen Way, Severalls Industrial Park, Colchester CO4 9RA
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VENDOR'S SOLICITORS
Hammins LLP - Tel: 020 7355 6000
Ref: C. Maxwell, Esq - Email: cmaxwell@hammins.co.uk

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