

6 WEEK COMPLETION



SITUATION

Occupying a prominent trading position in this busy retail pitch just a short distance from the seafront, opposite **Lloyds TSB** and **NatWest**, adjacent to **Greggs** and amongst a host of other national retailers including **HSBC**, **British Heart Foundation**, **Peacocks** and many others. Frinton-on-Sea is an attractive resort town located some 5 miles north of Clacton and 15 miles east of Colchester.

PROPERTY

Comprising a deep **Ground Floor Shop** with **Self-Contained Offices** above. The offices were previously a 4 Bedroom Flat until 2009 when they became occupied by the solicitors who occupy the adjoining building. The two buildings currently intercommunicate at first floor level.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 24'11" Internal Width 21'10" Shop Depth 80'8" Built Depth 92'10" WC GIA Approx 1,720 sq ft	Superdrug Stores PLC (Having over 900 branches)	5 years from 24th November 2012 (Renewal of a previous lease)	£18,000	FRI
First Floor Offices (Previously a 4 Bed Flat)	Not Inspected – Believed to be 5 Rooms	M. Carr, R. Bartholomew, L. North and J. Richardson (Solicitors)	9 years from 12th February 2009	£9,000	FRI Rent Review 2015
TOTAL				£27,000	

£27,000 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **MATTHEW BERGER**

VENDOR'S SOLICITORS

Aubrey David - Tel: 020 7224 4410
Ref: D. Freedman Esq - Email: dfreedman@aubreydavid.com

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 £500 (including VAT) upon exchange of contracts