



The Property

6 WEEK COMPLETION



**SITUATION**

Located adjacent to a **Boots** close to the junction with New Street and Richard Avenue in the heart of the town centre, and amongst such multiples as **Lloyds Bank**, **Bairstowe Eves** and a **Tesco Express**.

Brightlingsea is an attractive coastal town located approximately 10 miles south of Colchester, 25 miles from Ipswich and 70 miles north-east of London.

**PROPERTY**

A semi-detached building comprising a **Ground Floor Banking Hall** along with **2 Self-Contained Flats** on the first and second floors accessed at the side.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Bank	Gross Frontage 30'0" Built Depth 77'1" Area Approx 1,216 sq ft WC	<b>National Westminster Bank plc (Not in occupation – see Note) (Having approx. 700 branches) (T/O for Y/E 31/12/14 £9.697bn, Pre-Tax Profit £2.577bn and Net Worth £16.009bn)</b>	20 years from 10th June 2005	£13,500	FRI <b>Rent Review 2020. Note: NatWest are willing to offer a surrender premium to include settling any dilapidation claims.</b>
First & Second Floor Flat (Flat 1)	Not Inspected	Individual	125 years from 23rd June 2003	£100	FRI
First & Second Floor Flat (Flat 2)	Not Inspected	Individual	125 years from 6th June 2003	£100	FRI

<b>TOTAL</b>	<b>£13,700</b>
--------------	----------------

**£13,700 per annum**

The Surveyors dealing with this property are **MATTHEW BERGER** and **NICHOLAS LEIGH**

\* Refer to Point 9 in the 'Notice to all Bidders' page

**VENDOR'S SOLICITORS**

KHH Solicitors - Tel: 020 8826 2136  
Ref: N. Hanan Esq - Email: nigelhanan@khhlaw.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 £500 (including VAT) upon exchange of contracts