



SITUATION

Occupying a prominent main road trading position within this established local shopping centre, amongst a host of traders including **Boots, Domino's, Anytime Fitness, St Helens Hospice** and **Dignity Funerals**, all serving the surrounding residential area.

There is a large public car park behind the parade.

Clacton-on-Sea is a popular Seaside resort accessed via the A133 approx. 13 miles south-east of Colchester and 18 miles south of Ipswich.

PROPERTY

A mid-terraced building comprising a **2 Intercommunicating Ground Floor Shops** with separate rear access to **2 Self-Contained Maisonettes** on first and second floors. The property benefits from a rear service road with vehicular access for loading and unloading as well as **2 Garages** in a separate block.

ACCOMMODATION¹

2 Intercommunicating Ground Floor Shops

Gross Frontage	42'0"
Internal Width	40'0"
Built Depth	41'0"
Area	Approx. 1,460 sq ft

First and Second Floor – 2 Maisonettes

Each 3 Bedrooms, Living Room, Kitchen, Bathroom/WC

2 Garages

¹Not inspected by Barnett Ross. Areas taken from VOA.

VAT is **NOT** applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Martin McColl Ltd as a Convenience Store with Post Office & ATM (see Tenant Profile)** for a term of 11 years from 24th June 2012 at a current rent of **£27,500 per annum** exclusive.

TENANT PROFILE

McColl's trade from over 1,600 stores throughout the UK with approximately three quarters of those being convenience stores and the remainder trading as newsagents. Their brands include McColl's, Martin's and R. S. McColl.

For the Y/E 25/11/18, Martin McColl Ltd reported a T/O of £835.3m, Pre-Tax Profits of £34.7m and Shareholders' Funds of £218.3m.

The combined group has a turnover in excess of £1.1bn. It employs over 22,000 full and part-time staff and is visited by over 5 million customers every week. The group company floated on the London Stock Exchange in 2014 and further information can be found at: www.mccollsplc.co.uk/investors

Note: 6 week completion.

£27,500 per annum

The Surveyors dealing with this property are
Jonathan Ross and **Steven Grossman**

Vendor's Solicitors

Macrory Ward
Tel: 020 8440 3258 Ref: Martina Ward
Email: martina@macroryward.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**