



SITUATION

Located in the town centre close to the junction with Kingsway, opposite **Iceland** and amongst such other multiple retailers as **Boots, Halifax, Superdrug, The Original Factory Shop, TSB, Nationwide, Coral, Barnardos, Day Lewis Pharmacy, Scrivens** and others.

Dovercourt is a busy town situated close to Harwich, approximately 15 miles to the east of Colchester and 70 miles north-east of London with easy access via the A12 and A120.

PROPERTY

An end of terrace building comprising:

No. 171: Ground Floor Shop.

No. 171A: Ground Floor Office with internal and separate rear access via Hordle Place to a Basement and Self-Contained Offices on the entire first floor. There is also a lift that serves the ground and first floor.

In addition, the property benefits from rear parking for 4 cars accessed via Hordle Place.

VAT is NOT applicable to this Lot

FREEHOLD



**£17,900 per annum
plus Vacant Basement**

The Surveyors dealing with this property are
Jonathan Ross and **Nathan Schindler**

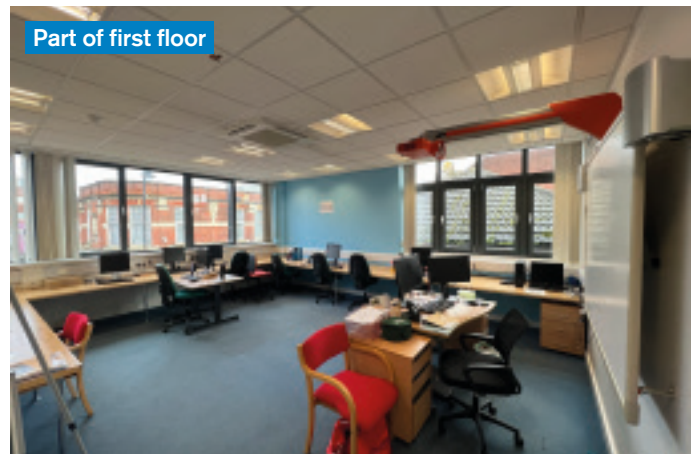
Vendor's Solicitors

Jay Vadher & Co.

Tel: 020 8519 3000 Ref: R. Vadher

Email: r.vadher@jayvadher.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 171 (Ground Floor Shop)	Internal Width 17'2" Shop Depth 45'3" Built Depth 63'9" Sales Area Approx. 805 sq ft Store Area Approx. 70 sq ft 2 WC's	S. Cross t/a Aveley Carpets & Vinyls (The tenant trades from another branch in Clacton)	10 years from 31st October 2016	£9,500	FRI Rent Review 2024
No. 171A (Ground Floor & First Floor Offices)	Ground Floor Office Internal Width 16'11" Shop Depth 42'2" Built Depth 68'4" Office Area Approx. 710 sq ft WC First Floor Offices Area Approx. 1,550 sq ft 2 WC's	Colchester Institute Corporation t/a Adult Skills Centre (Visit: www.colchester.ac.uk)	10 years from 21st May 2022 (In occupation since 2012 – Renewal of a previous lease)	£8,400 (See Note) Rising to £9,600 in 2024, £10,800 in 2025 and £12,000 in 2026)	FRI (External & common parts capped at £500 p.a., subject to annual RPI increases). Rent Review and Tenant's Break 2027 Note: The current rent is £7,200 p.a. rising to £8,400 p.a. in May 2023 so the Vendor will top up this rent shortfall on completion.
No. 171A (Basement)	Area Approx. 1,740 sq ft			VACANT	
				Total: £17,900 Plus Vacant Basement	