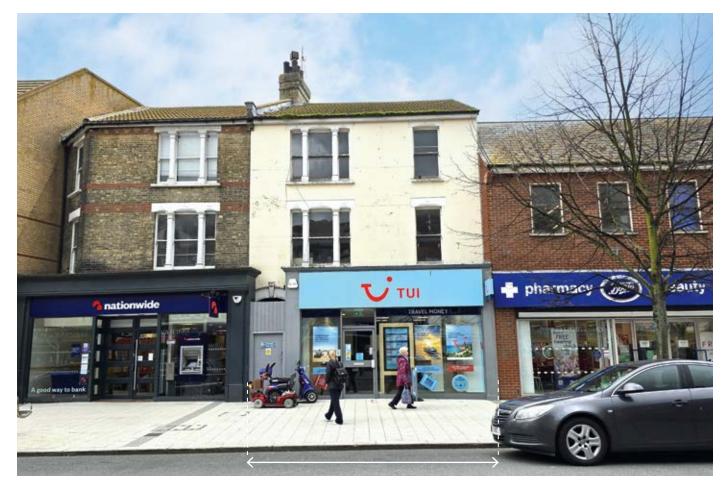


64 Pier Avenue, Clacton-on-Sea, Essex CO15 1QN



SITUATION

Close to the junction with Rosemary Road, occupying a prime position in the heart of the town centre, adjacent to **Nationwide** and **Boots** and amongst other multiples such as **Specsavers**, **EE**, **JD Sports**, **Costa** and more.

Clacton-on-Sea is a popular coastal town approximately 14 miles south-east of Colchester, with good road access via the A12 and the A133 and rail links via Clacton-on-Sea Station (Greater Anglia).

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with **Ancillary Accommodation** on the first and second floors.

ACCOMMODATION¹

Total Area	Approx.	1,642 sq ft
Ancillary Area	Approx.	406 sq ft
Second Floor		
Ancillary Area	Approx.	571 sq ft
First Floor		
Sales Area	Approx.	665 sq ft
Gross Frontage	24'0"	
Ground Floor Shop)	

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

VAT is NOT applicable to this Lot

FREEHOLD

£18,750 per annum

The Surveyors dealing with this property are John Barnett and Elliott Greene

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'

TENANCY

The entire property is let on a full repairing and insuring lease to **TUI UK Retail Limited as a Travel Agent (having approx. 300 branches) (See Tenant Profile)** for a term of 5 years from 5th June 2018 (Holding Over – in occupation since 2013 – see Note 1) at a current rent of **£18,750 per annum** exclusive.

Note 1: Heads of Terms have been agreed with Tui for a new 5 year Lease from 24th September 2023 at a rent of $\pounds14,000$ per annum exclusive, with a Tenant's Break Option on the 3rd anniversary of the commencement of the term. This is in solicitors hands, but has not yet been completed.

Note 2: No end of term Schedule of Dilapidations has been served yet.

TENANT PROFILE

TUI UK Retail Limited are part of the TUI Group who provide vacations to approx. 27 million customers annually in 180 regions around the world. They operate 5 Airlines with around 150 Aircraft, over 400 Hotels and 16 Cruise Liners. Visit www.tui.co.uk

> Vendor's Solicitors Solomon Taylor & Shaw Tel: 020 7431 1912 Ref: Barry Shaw Email: barry@solts.co.uk

