



## 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.

## ACCOMMODATION<sup>1</sup>

### Ground Floor Shop

Gross Frontage 24'0"  
Sales Area Approx. 665 sq ft

### First Floor

Ancillary Area Approx. 571 sq ft

### Second Floor

Ancillary Area Approx. 406 sq ft

**Total Area Approx. 1,642 sq ft**

<sup>1</sup>Not 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 **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 £14,000 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](http://www.tui.co.uk)

**£18,750** per annum

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

## Vendor's Solicitors

Solomon Taylor & Shaw  
Tel: 020 7431 1912 Ref: Barry Shaw  
Email: [barry@solts.co.uk](mailto:barry@solts.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'**



