

# Lot 6

40, 42, 52 & 54 North Road,  
Clacton-on-Sea, Essex CO15 4DD

**\*Guide: £450,000**

In same family ownership for over 30 years.  
**2 Shops t/a Morrisons Daily with over  
9½ years unexpired (no breaks)  
+ 2 Vacant Flats & 1 Vacant Garage**



## 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** and **East Anglia's Children's Hospice**, all serving the surrounding residential area.

There is a large 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 a Forecourt** and separate rear access to **2 Self-Contained Flats** on first and second floors, each with a **Rear Terrace**.

The property benefits from a rear service road with vehicular access for loading and unloading as well as **2 Garages** in a separate block.

Refer to the Auctioneers for the video tours of the flats.

VAT is NOT applicable to this Lot

FREEHOLD

Note: There is a 6 week completion.



**£24,500 p.a. plus**  
**2 Vacant Flats & 1 Vacant Garage**

The Surveyors dealing with this property are  
**Jonathan Ross and Elliott Greene**

## Vendor's Solicitors

Druces LLP

Tel: 020 7216 5599 Ref: Jo Wooller

Email: j.wooller@druces.com

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                        |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|-------------------|--------------------------------|
| Nos.<br>52 & 54 | <b>2 Ground Floor Shops</b><br>Gross Frontage 42'0"<br>Internal Width 40'0"<br>Built Depth 41'0"<br>WCs<br>Area Approx. 1,460 sq ft <sup>1</sup><br><b>Plus 1 Garage</b> | <b>Alliance Property Holdings Limited</b><br>t/a <b>Morrisons Daily</b> which includes a <b>Post Office</b><br>(see <a href="#">Tenant Profile</a> ) | 10 years from<br>5th March 2024 | £24,500           | FRI<br><b>Rent Review 2029</b> |
| No. 40          | <b>First &amp; Second Floor Flat</b><br>3 Bedrooms, Living Room, Kitchen, Bathroom/WC<br><b>GIA Approx. 879 sq ft</b>                                                    |                                                                                                                                                      |                                 | <b>VACANT</b>     |                                |
| No. 42          | <b>First &amp; Second Floor Flat</b><br>3 Bedrooms, Living Room, Kitchen, Bathroom/WC<br><b>GIA Approx. 883 sq ft</b>                                                    |                                                                                                                                                      |                                 | <b>VACANT</b>     |                                |
| 1 Garage        |                                                                                                                                                                          |                                                                                                                                                      |                                 | <b>VACANT</b>     |                                |

<sup>1</sup>Area taken from VOA.

### TENANT PROFILE

In May 2022, Morrisons took over McColl's Retail Group when the business and assets were sold to Alliance Property Holdings Limited who are a part of Morrisons Group and McColl's largest supplier. The sale included 1,100 convenience stores across the UK.

**Total: £24,500 plus  
2 Vacant Flats &  
1 Vacant Garage**