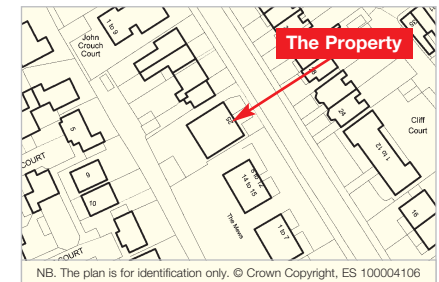


Harwich

**1-8 Admiral Court,
Cliff Road,
Essex
CO12 3NQ**

- **A Freehold Purpose Built Block Internally Arranged to Provide Eight Self-Contained Flats**
- **Three Flats Subject to Assured Shorthold Tenancies**
- **Five Flats Vacant**
- **Total Current Rent Reserved**

**£18,000 per annum
(equivalent) from
Three Flats with
Five Flats Vacant**



To View

The property will be open for viewing every Tuesday and Friday before the Auction between 10.00 – 10.30 a.m. (Ref: MW).

Seller's Solicitor

Sherrards Solicitors (Ref: H Dave).
Tel: 0207 478 9010.
Email: honey.dave@sherrards.com

**PART INVESTMENT/PART VACANT –
Freehold Building**



Tenure

Freehold.

Location

Cliff Road is located to the east of Harwich and is situated to the south of its junction with High Street. Shops, bus service, schools, college and Dovercourt Rail Station are available around Harwich whilst the more extensive facilities of Colchester are available about 20 miles west providing a better range of shops, a college, a university and a hospital.

Description

The property comprises eight self-contained flats situated within a purpose built block arranged over lower ground, ground and two upper floors beneath a pitched roof. The property benefits from a parking area.

Accommodation

The property was not internally inspected by Allsop. The following information was provided by the Vendor.

Flat	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.a.
1	Ground	Two Bedrooms, Reception Room/Kitchen, Bathroom/WC	Vacant	–
2	Ground	Two Bedrooms, Reception Room/Kitchen, Bathroom/WC	Subject to an Assured Shorthold Tenancy for a term of 12 months from 27th January 2014	£6,000 p.a.
3	First	Two Bedrooms, Reception Room/Kitchen, Bathroom/WC	Vacant	–
4	First	Two Bedrooms, Reception Room/Kitchen, Bathroom/WC	Vacant	–
5	Second	Two Bedrooms, Reception Room/Kitchen, Bathroom/WC	Subject to an Assured Shorthold Tenancy for a term of 12 months from 27th January 2014	£6,000 p.a.
6	Second	Two Bedrooms, Reception Room/Kitchen, Bathroom/WC	Vacant	–
7	Third	Two Bedrooms, Reception Room/Kitchen, Bathroom/WC	Vacant	–
8	Third	Two Bedrooms, Reception Room/Kitchen, Bathroom/WC	Subject to an Assured Shorthold Tenancy for a term of 12 months from 27th January 2014	£6,000 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.