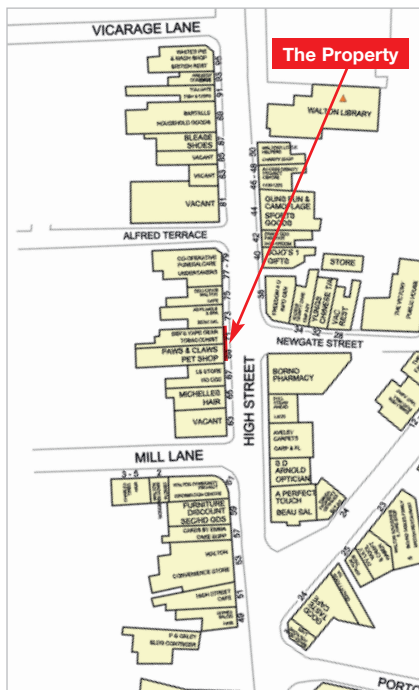


Walton on the Naze

69-71 High Street
Essex
CO14 8AB

- Freehold Shop and Residential Investment
- Comprising two shops and two flats
- Situated on the main retail thoroughfare
- Asset management opportunity
- VAT not applicable
- Total Current Rents Reserved
£18,960 pa
Rising to £19,740 pa⁽²⁾⁽³⁾
on 1st May 2018

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location

Walton on the Naze is a coastal resort town located adjacent to Frinton-on-Sea, 7 miles north-east of Clacton-on-Sea and 17 miles east of Colchester and the A12.

The property is situated on the north side of High Street, in between its junctions with Mill Lane and Alfred Terrace and opposite its junction with Newgate Street, a main retail thoroughfare in the town centre. Occupiers close by include Co-op, Co-op Funeralcare, Tesco Express and many others.

Description

The property is arranged on ground and two upper floors to provide two ground floor shop units with the upper floor providing two self-contained flats accessed to the rear of the property.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
69	Vacant	Gross Frontage 5.50 m (18' 9") Shop Depth 21.25 m (69' 8") Ground Floor 111.05 sq m (1,195 sq ft)	-	-	-
71	J Brandon & J Eborall (t/a Paws & Claws) (1)	Gross Frontage 4.30 m (14' 2") Shop Depth 15.10 m (49' 6") Ground Floor 54.85 sq m (590 sq ft)	A term of years expiring 31.12.2019 FR & I	£6,240 p.a.	Reversion 2019
69A	Individual	First Floor Flat – 3 Rooms, Kitchen, Bathroom	Assured Shorthold Tenancy expiring 01.05.2017 (2)	£6,120 p.a.	Holding Over
69B	Individual	Second Floor Flat – 3 Rooms, Kitchen, Bathroom	Assured Shorthold Tenancy expiring 01.02.2017 (3)	£6,600 p.a.	Holding Over

(1) We understand a new lease is being agreed for a term of 5 years at a rent of £6,240 per annum.

(2) We understand the tenant has entered into a new 12 month Assured Shorthold Tenancy from 1st May 2018 at £550 p.c.m. (£6,600 p.a.)

(3) We understand the tenant has entered into a new 12 month Assured Shorthold Tenancy from 28th April 2018 at £575 p.c.m. (£6,900 p.a.)

Total £18,960 p.a. ⁽²⁾⁽³⁾

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

Seller's Solicitor Ms H Palmer, Grant Saw Solicitors. Tel: 0208 858 6971 e-mail: hpalmer@grantsaw.co.uk