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LOT

## Walton-on-the-Naze

### 125 High Street, Essex CO14 8AT

#### Tenure

Long Leasehold. The property is held on a lease for 999 years from 25th December 2002 (thus having approximately 986 years unexpired) at a current ground rent of £100 per annum.

#### Location

The property is located 0.3 of a mile to the east of Walton-on-the-Naze town centre, and is situated on the junction of Saville Street and High Street. Local shops and bus services are provided, a school is available 0.2 of a mile to the north, and Walton-on-the-Naze Rail Station is half a mile to the south-west. The property also benefits from the sea front being close by, and a walk to Walton Pier is 0.3 miles away from the property. The more extensive facilities of Colchester are available eighteen miles to the west, providing a wide selection of shops, schools, college, university, hospital and Colchester Rail Station.

#### Description

The property comprises a ground floor shop and a first floor studio flat situated within a mid terrace three storey building arranged beneath a pitched roof. The studio is accessed within the shop. The property benefits from a rear yard.

## A Long Leasehold Ground Floor Shop and a First Floor Studio Flat, subject to a Commercial Lease

#### Accommodation

The property was not internally inspected by Allsop. The following information was provided by the Seller. We are informed that the property provides:

**Shop Unit** – Net Internal Area 64.7 sq m (697 sq ft)

**First Floor** – Studio Room, Kitchen, Bathroom, WC

#### Tenancy

The property is subject to a Commercial Lease for a term of 12 years from 29th July 2011 at a rent of £5,000 per annum subject to four-yearly reviews. Outstanding rent review: July 29th 2015. (Next review due 29th July 2019.)

#### Seller's Solicitor

Philip Ross (Ref: AW).  
Tel: 0207 636 6969.  
Email: alun.williams@philipross.com

**Total Current Gross Rent Reserved**  
**£5,000 per annum (equivalent)**

**INVESTMENT – Leasehold Shop and Flat**



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LOT

## London E6

### Flat B, 208 High Street South, East Ham E6 3RR

#### Tenure

Leasehold. The property is held on a lease for a term of 99 years from 15th December 2014 (thus having approximately 98 years unexpired) at an initial ground rent of £250 per annum.

#### Location

The property is situated on the west side of High Street South, close to its junction with Monmouth Road. A range of local shops and amenities can be found within East Ham, with further amenities being found at Westfield Shopping Centre to the north-west. East Ham Underground Station (Circle, District and Hammersmith & City Lines) is approximately 1.1 miles to the north. The A13 is to the south and provides access to Central London.

#### Description

The property comprises a self-contained second floor flat situated within an end of terrace building arranged over ground and two upper floors.

## A Leasehold Self-Contained Second Floor Studio Flat

#### Accommodation

The property was not internally inspected by Allsop. The following information was provided by the Seller. We are informed that the property provides:

Studio Room/Kitchen, Shower Room/WC

#### To View

The property will be open for viewing every Wednesday and Saturday before the Auction between 1.30 – 2.00 p.m. These are open viewing times with no need to register. (Ref: UD).

#### Seller's Solicitor

Kuddus & Co (Ref: K Ali).  
Tel: 0207 247 5476.  
Email: ka@kuddussolicitors.com

**Vacant Possession**

**VACANT – Leasehold Flat**



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](http://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.