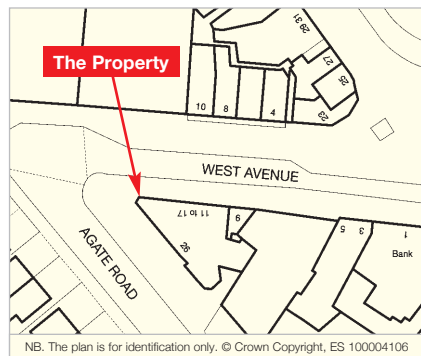


Clacton-on-Sea

**Flats 1-6,
Lewellen Court,
26 Agate Road,
Essex
CO15 1GH**

- **A Freehold Block comprising Two Retail Units and Six Self-Contained Flats**
- Each Flat providing Two Bedroom Accommodation
- Two Flats subject to an Assured Shorthold Tenancy
- Four Flats Vacant
- Two Retail Units each subject to a Long Lease
- To be offered as One Lot
- **Total Current Gross Rent Reserved £16,320 per annum (equivalent) from Two Flats with Four Flats Vacant**

BY ORDER OF A FUND



To View

Flats 3, 4, 5 and 6 will be open for viewing every Thursday and Saturday before the Auction between 9.30 – 10.30 a.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs Moore Blatch LLP (Ref: Mr C Leary).
Tel: 0203 192 5665.
Email: callum.leary@mooreblatch.com

INVESTMENT/PART VACANT – Freehold Building



Tenure

Freehold.

Location

The properties are situated on the east side of Agate Road, at its junction with West Avenue. An extensive range of shops and facilities is available close by in the heart of Clacton-on-Sea. Rail services run from Clacton-on-Sea Station, which is to the north-east. The A133 is easily accessible and provides access to the A12. The sea front is a short walk to the south.

Description

The property comprises a corner building arranged over ground and three upper floors. The property is internally arranged to provide two ground floor retail units and six self-contained flats above. The property benefits from a telecoms entry system (not tested). To be offered collectively as one lot.

Accommodation and Tenancies

The property was only part internally inspected by Allsop. The information set out in the schedule of Accommodation and Tenancies below was supplied by the Vendor.

Fiat	Floor	Accommodation	Terms of Tenancy/Lease	Current Rent £ p.a.
Retail Unit	Ground	N/A	Subject to a Long Lease for a term of 999 years	Peppercorn
Retail Unit	Ground	N/A	Subject to a Long Lease for a term of 999 years	Peppercorn
1	First	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy commencing 26th February 2016 (holding over)	£8,160 p.a.
2	First	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy commencing 22nd October 2009 (holding over)	£8,160 p.a.
3	Second	Reception leading through to Kitchen, Two Bedrooms, Bathroom with WC	Vacant	-
4	Second	Reception leading through to Kitchen, Two Bedrooms, Bathroom with WC	Vacant	-
5	Third	Reception leading through to Kitchen, Two Bedrooms, Bathroom with WC	Vacant	-
6	Third	Two Bedroom Accommodation	Vacant	-
Total				£16,320 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.allsoop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.

