

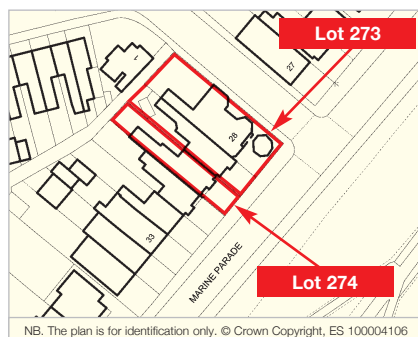
## Harwich

### Hotel Continental, 28 Marine Parade (Lot 273), and 30 Marine Parade (Lot 274), Essex CO12 3RG

- A Freehold Hotel with Fourteen En-Suite Bedrooms, Bar and Lounge (Lot 273) and a Freehold Mid Terrace Building arranged to provide Four Self-Contained Flats (Lot 274)
- Lot 273 previously the subject of Planning Permission for Construction of Additional Twelve Bedrooms and Indoor Swimming Pool (1)
- To be offered Individually or Collectively

## Vacant

### BY ORDER OF RECEIVERS



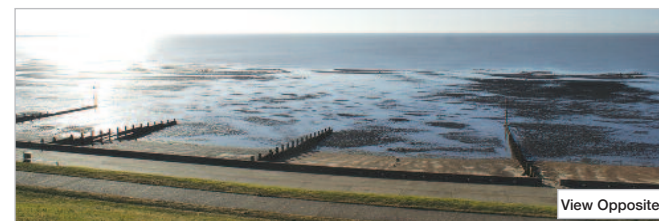
#### To View

Lot 273 and Lot 274 will be open for viewing every Wednesday between 11.15 a.m. – 12.15 p.m. and Saturday between 11.30 a.m. – 12.30 p.m. before the Auction. These are open viewing times with no need to register. (Ref: UD).

#### Seller's Solicitor

Messrs Addleshaw Goddard LLP  
(Ref: Michelle Bajcar).  
Tel: 0207 160 3531.  
Email: michelle.bajcar@addleshawgoddard.com

### VACANT – Freehold Hotel and Building



#### Tenure

Freehold.

#### Location

The properties are situated on the west side of Marine Parade, at its junction with Lee Road. Dovercourt Retail Centre is approximately 0.3 miles to the north-east, providing a range of local and national operators. Dovercourt Rail Station is half a mile away, whilst the A120 provides access to the M25 Motorway via the A12.

#### Description

Each property is arranged over ground and two upper floors beneath a pitched roof. To the rear is a communal alley providing access. Lot 273 – Hotel Continental. The property comprises an end of terrace hotel with 14 en-suite bedrooms, a bar/dining area, kitchen and offices. To the rear there is a car park which is accessed via Lee Road. Lot 274 – 30 Marine Parade. The property comprises a mid terrace building which is internally arranged to provide four self-contained flats.

#### Accommodation

A schedule of Accommodation is set out below.

#### VAT

Please refer to the Special Conditions of Sale.

#### Planning

Local Planning Authority: Tendring Borough Council.  
Tel: 01255 686868.

Planning permission (Ref: 03/02086/FUL) was granted for lot 273 on 28th January 2004 for the 'extension to rear of premises at ground, first and second floors to provide 12 additional bedrooms; internal swimming pool and attendant facilities; 6 car parking spaces. Dining room to be extended on front elevation. Premises to be used as a hotel – as existing'. It can be seen that the dining room extension to the front has been extended. However, interested purchasers must make their own investigations as to whether the permission has been implemented. (1) The building may afford further development potential, subject to obtaining all necessary consents.

Lot	Address	Floor	Accommodation
273	Hotel Continental	Ground Floor	Guest Lounge, Room, Manager's Office, Store, Kitchen/Prep Room, Laundry, Guest Bar/Dining Area
		First Floor	Eight En-suite Bedrooms
		Second Floor	Six En-suite Bedrooms (1)
274	30 Marine Parade	Ground Floor Flat No 1	Reception Room/Kitchen, Bedroom, Shower Room (2)
		Ground Floor Flat No 2	One Bedroom Maisonette (2)
		First Floor	Reception Room/Kitchen, Bedroom, Bathroom with WC and wash basin
		Second Floor	Reception, Bedroom, Galley Kitchen, Shower Room with WC and wash basin

- (1) One room is very small and not suitable for all residents.  
(2) Not internally inspected by Allsop. Information supplied verbally by the bank's customer.

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 £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.