

Brightlingsea
55 Victoria Place
Colchester
Essex
CO7 0AB

- **Attractive Freehold Bank and Ground Rent Investment**
- Ground floor let to National Westminster Bank plc on a lease expiring in 2025 without breaks (not in occupation)
- Attractive building in the heart of the town centre
- Land to the rear
- No VAT applicable
- Bank Rent Review June 2015
- Total Current Rents Reserved
£13,700 pa

On the Instructions of
threadneedle.

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
The attractive coastal town of Brightlingsea is situated on Brightlingsea creek, near to the mouth of the River Colne. The town is located 8 miles south-east of Colchester, 22 miles south of Ipswich and 10 miles west of Clacton on Sea. Communications are afforded by the B1029 which links directly with the A120, 5 miles to the north which in turn offers access to the A12, 6 miles to the west with Ipswich available to the north-east and Colchester and Chelmsford to the south-west.
The property is situated in the heart of this attractive town centre on the north side of Victoria Place.
Occupiers close by include Boots (adjacent), Birstow Eves, Lloyds Bank, Tesco Express and a variety of local traders.

Description

The property is arranged on ground and two upper floors to provide a banking hall with two self-contained flats above accessed from the side which have been let on long leases. The property benefits from land to the rear.

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.

Viewings

There will be a single block viewing held prior to the auction. If you would like to attend you must register no later than 12 noon on Wednesday 8th October by emailing viewings@allstop.co.uk. Photo ID will be required on the day. In the subject box of your e-mail, please ensure that you enter **Lot 167 Brightlingsea.**

Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	National Westminster Bank plc (1) (not in occupation)	Gross Frontage 9.15 m (30') Built Depth 23.50 m (77' 1") Ground Floor 112.9 sq m (1,216 sq ft)	20 years from 10.06.2005 Rent review every 5th year FR & I by way of service charge which is capped	£13,500 p.a.	Rent Review June 2015
Flat 1 First & Second Floor	Belsize Estates Ltd	Part First and Part Second Floor – Flat (2)	125 years from 23.06.2003	£100 p.a.	Reversion 2128
Flat 2 First & Second Floor	Pinecoast Ltd	Part First and Part Second Floor – Flat (2)	125 years from 06.06.2003	£100 p.a.	Reversion 2128

(1) Website Address: www.natwest.com. In March 2000, The Royal Bank of Scotland Group completed the acquisition of NatWest in a £21 billion deal that was the largest take-over in British banking history. NatWest is now part of one of the world's largest financial services groups.
(2) Notices under the Landlord and Tenant Act 1987 (as amended) have been served on the residential tenants.

Total £13,700 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

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