

**Westcliff-on-Sea**  
**132-134 Hamlet Court**  
**Road,**  
**Essex**  
**SS0 7NR**

- **A Freehold Mid Terrace Building**
- **Arranged to provide two shops and five self-contained flats**
- **One shop sold off, one shop subject to a commercial lease, four flats subject to Assured Shorthold Tenancies and one flat sold off on a long lease**
- **Total Current Rent Reserved**  
**£39,290 per annum (equivalent)**



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**Tenure**

Freehold.

**Location**

The property is situated on the east side of Hamlet Court Road to the north of its junction with St Helen's Road. Situated within an established retail parade and within the heart of Westcliff-on-Sea, the property benefits from good communications via Westcliff Rail Station to the south and the A127, which leads to the A13 to the north. The beach is only half a mile to the south.

**Description**

The property comprises a mid terrace building arranged over ground and three upper floors. The property is internally arranged to provide two shops and five self-contained flats. Nearby occupiers include Tesco Express, Ladbrokes, Boots, Sainsbury's and The Co-operative together with a range of independent traders. There is space for four cars to the rear.

**Accommodation and Tenancies**

A schedule of Accommodation and Tenancies is set out below.

**VAT**

VAT is NOT applicable to this lot.

No.	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.a.
Shop 132	Ground	Net Frontage 4.8 m (15' 9") Shop Depth 11.7 m (38' 5") Built Depth 19.9 m (65' 3")	Subject to a lease to an individual (t/a Open Doors) for a term expiring 14th August 2017 The lease benefits from FR & I covenants	£9,500 p.a.*
Shop 134	Ground	Net Frontage 4.3 m (14' 1") Shop Depth 10.6 m (34' 9") Built Depth 18.7 m (61' 4")	Subject to a long lease for a term expiring 21st March 2138	£200 p.a.
Flat 132A	First	One Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 6 months from 14th November 2014 (holding over)	£550 p.c.m. (£6,600 p.a.)
Flat 132B	Second	One Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 18 months from 5th July 2014 (holding over)	£595 p.c.m. (£7,140 p.a.)
Flat 134A	First	One Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 6 months from 22nd November 2014 (holding over)	£575 p.c.m. (£6,900 p.a.)
Flat 134B	Second	Two Bedroom Accommodation	Subject to a long lease for a term expiring 21st March 2138 (thus having 123 years unexpired)	£250 p.a.
Flat 134C	Third	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 12 months from 10th March 2015	£725 p.c.m. (£8,700 p.a.)

\*The tenant also pays £25 p.c.m. for car parking.

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.

**INVESTMENT - Freehold Building**