



Tenure

Freehold.

Location

The resort town of Clacton-on-Sea has a population of approximately 45,000, which in peak season increases markedly. The town is located some 25 miles south of Ipswich and 13 miles south-east of Colchester and has access to the A12 via the A133 and the A120. The A12 connects with the M25 Motorway (Junction 28) some 35 miles to the south-west.

The property is situated on the east side of Station Road, a short distance north of the junction with High Street, within a prominent estate agent location. Other occupiers close by include Spicer McColl, Blake & Thickbroom, John V Story, Letting Link, Bairstow Eves, Bond Estate Agents and Abbotts Estate Agents, together with Sports Direct, Seetec, Job Centre and a variety of solicitors offices amongst others.

Description

The property is arranged on part basement, ground and two upper floors. The ground floor provides two estate agencies, 64 Station Road includes ancillary office accommodation arranged over part first and second floors and 66 Station Road benefits from a cellar and a storage room accessed via the rear of the property.

The remainder of the upper floors comprise two self-contained maisonettes arranged over part first and part second floors, accessed via Station Road. To the rear there are two lock-up garages and rear car parking.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

(Copies available on website)
No. 64 EPC Rating 106 Band E, No. 66 EPC Rating 116 Band E,
No. 64a EPC Rating 14 Band G, No. 66a EPC Rating 11 Band G

Viewings

To be held on Wednesday 15th May by appointment only, on at least 48 hours' prior notice. Photo identification will be required on the day. Please e-mail your viewing request with full contact details to viewings@allsop.co.uk In the subject box of your e-mail, please ensure that you enter **Lot 120 Clacton-on-Sea.**

Clacton-on-Sea

64-66 Station Road

Essex

CO15 1SP

- Freehold Estate Agency and Residential Investment
- Comprising two Estate Agencies and two maisonettes
- Part let to Connell's Residential
- VAT is not applicable
- Total Current Rents Reserved

£32,830 pa
Vacant Possession of One Maisonette



| No. | Present Lessee | Accommodation | Lease Terms | Current Rent £ p.a. | Reversion |
|----------------|--|--|--|--------------------------|----------------|
| 64 | Connell's Residential (1) | Gross Frontage 8.70 m (28' 6") Net Frontage 6.55 m (21' 6") Shop Depth 7.20 m (23' 7") Built Depth 9.10 m (29' 10") Ground Floor 65.60 sq m (706 sq ft) First Floor Offices 11.10 sq m (119 sq ft) Second Floor Offices 13.70 sq m (147 sq ft) | 5 years expiring 23rd June 2017 IR & I | £12,875 p.a. | Reversion 2017 |
| 66 | K R Peagram t/a Peagrams Estate Agency | Gross Frontage 5.70 m (18' 8") Net Frontage 4.65 m (15' 3") Shop Depth 7.75 m (25' 5") Built Depth 13.40 m (43' 11") Ground Floor 55.60 sq m (598 sq ft) Cellar 7.65 sq m (82 sq ft) External Store 14.50 sq m (156 sq ft) | 9 years expiring 24th March 2014 Rent review every 3rd year IR & I | £11,500 p.a. | Reversion 2014 |
| 64A | Vacant | First and Second Floor Maisonette comprising Five Rooms, Kitchen, Bathroom and Separate WC | | | |
| 66A | Individual | First and Second Floor Maisonette comprising Five Rooms, Kitchen, Bathroom and Separate WC | Assured Shorthold Tenancy six months from 1st November 2012 £580 p.c.m. | £6,960 p.a. (annualised) | |
| Rear Garages | Let to Two Individuals | 2 Lock-Up Garages | Each holding over on a Rental Agreement at £500 p.a. | £1,000 p.a. (Total) | |
| Parking Spaces | Clacton Club and AFS | Car Parking to the rear – 3 spaces | Two annual verbal Licence/Tenancy Agreements | £495 p.a. (Total) | |

(1) For the year ended 31st December 2011, Connells Residential reported a turnover of £54.366m, a pre-tax profit of £8.553m, a net worth of £21.204m and Shareholders' Funds of £22.616m. (Source: riskdisk.com 17.04.2013.)

Total £32,830 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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