

Clacton-on-Sea

11 Station Road

Essex

CO15 1TD

- **Freehold Shop Investment**
 - Let to Holland & Barrett Retail Ltd
 - Lease expires 2020
 - Town centre location
 - Rent Review 2015
 - Current Rent Reserved
- £33,000 pa**



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 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 southern end of Station Road, close to the junction with Pier Avenue.

Occupiers close by include Specsavers, Barclays, Greggs Baker, Superdrug, McDonald's, Phones 4 U and other local traders.

Description

The property is arranged on ground and two upper floors to provide a shop on the ground floor with ancillary space to the rear and on the first floor. The second floor is not presently used.

The property provides the following accommodation and dimensions:

Gross Frontage	6.0 m	(19' 8")
Net Frontage	5.4 m	(17' 8")
Shop Depth	16.0 m	(52' 6")
Built Depth	19.0 m	(62' 4")
First Floor	41 sq m	(441 sq ft)
Second Floor	34 sq m	(366 sq ft)

Tenancy

The entire property is at present by way of a reversionary lease let to HOLLAND & BARRETT RETAIL LTD for a term of 7 years from 29th September 2013 at a current rent of £33,000 per annum. The lease provides for a rent review on 29th September 2015 and contains full repairing and insuring covenants.

Tenant Information

Website Address: www.hollandandbarrett.com

For the year ended 30th September 2012, Holland & Barrett Retail Ltd reported a turnover of £335.286m, pre-tax profits of £74.421m, shareholders' funds of £194.093m and a net worth of £193.650m. (Source: ICC Information Ltd 05.11.13)

VAT

VAT is applicable to this lot.

