

Burnham-on-Crouch

**34 High Street
(known as 32-36
High Street)
Essex
CM0 8AA**

- **Freehold Bank, Office and Ground Rent Investment**
- Bank let to The Royal Bank of Scotland plc on a lease expiring in 2026 without breaks
- Offices and a flat (sold off) on the upper floors
- Large site at the rear with planning permission for redevelopment of outbuilding to provide 2 flats
- Attractive double fronted building
- Office Reversion 2016
- Bank Rent Review in 2020 to a minimum of £11,287.50 pa
- **Total Current Rents Reserved**

£25,100 pa

**On the Instructions of
threadneedle.**

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Burnham-on-Crouch is an attractive and historic town on the north bank of the River Crouch on the east coast of Essex. The town is renowned as a yachting centre and is known as 'Cowes of the East Coast'. The town benefits from a railway station and is 20 miles from Chelmsford. The property, which is in a Conservation Area, is situated on the north side of High Street which is the main town centre shopping street. Occupiers close by include One Stop, Barclays and a variety of local shops, pubs and cafés.

Description

This attractive period property is arranged on ground and two upper floors to provide a banking hall which is fitted out in the NatWest corporate style on part ground floor and a self-contained office suite on the remainder of the ground floor. Part of the first and second floors are arranged as offices and let to a firm of solicitors and the remainder of the first and second floors provide a flat which has been sold off on a long lease, accessed from the side. There is a large site and an outbuilding at the rear approached off Providence.

Planning

Planning permission was granted on 9th July 2013 for demolition of the outbuilding and replacement with a building providing 2 flats with car port. (Application Ref: FUL/MAL/13/00214). See: www.maldon.gov.uk

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

Range from EPC Rating 99-218 Bands E-G (Copies available on website).

Viewings

A single block viewing will be held during the week prior to the auction. You must register in advance and provide the full name, company (if applicable) and a mobile telephone number for each person wishing to attend the viewing. This information must be provided no later than noon on Thursday 8th May or we will be unable to accommodate your request. Please note photo identification will be required on the day. Please email viewings@allstop.co.uk. In the subject box of your email, please ensure you enter **Lot 8 Burnham-on-Crouch**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
32-36 High Street (Ground Floor)	The Royal Bank of Scotland plc (1)	Gross Frontage 7.40 m (24' 4") Shop Depth 13.20 m (43' 4") Built Depth 16.10 m (52' 10")	Term of years from 09.06.2005 to 23.06.2028. Rent review in 2020 to a minimum 7.5% increase FR & I. Service charge cap	£10,500 p.a.	Rent Review 2020 to a minimum of £11,287.50 p.a.
32 High Street (Ground Floor)	JS French (Not in occupation)	Gross Frontage 7.00 m (22' 11") Ground Floor (3) 38.00 sq m (409 sq ft)	5 years from 25.11.2011 FR & I	£7,500 p.a.	Reversion November 2016
First and Part Second Floors	Kew Law LLP	First Floor Offices 78.35 sq m (843 sq ft) Second Floor Offices 27.70 sq m (298 sq ft) Total 106.05 sq m (1,141 sq ft)	15 years from 25.03.2001 Rent review every 5th year FR & I	£7,000 p.a.	Reversion March 2016
Part First and Second Floor	Individuals	First and Second Floor Flat – Not Inspected	125 years from 23.06.2003	£100 p.a.	Reversion 2128
Rear Building	Vacant (see Planning)	3 Storey Outbuilding			

(1) RBS has over 17 million customers in the UK and is the largest SME Bank in the UK with over 1.1 million customers. (Source: www.rbs.com)
(2) www.kewlaw.co.uk
(3) Not inspected by Allstop. Area sourced from VOA (www.2010.voa.gov.uk)

Total £25,100 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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