

**Lot 16, Reunion House, 27-43 Jackson Road, Clacton-on-Sea,  
Essex CO15 1JA**

For sale by Auction on 3rd November 2022 (unless sold or withdrawn prior)



**Substantial Freehold Mixed-Use Parade Investment**

[www.acuitus.co.uk](http://www.acuitus.co.uk)

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## Property Information

### Substantial Freehold Mixed-Use Parade Investment

- Substantial building comprising seven shops, a large medical centre, 17 flats (let on long leases) and a large car park to the rear
- Shops all let to tenants including Domino's Pizza and Salvation Army
- Other shops include a takeaway, a nail bar, a hair salon and a convenience store
- Medical Centre on first floor let to Essex University Partnership University NHS Foundation Trust on new 5 year renewed lease from July 2022
- Asset Management Opportunities including possible first floor conversion to residential (subject to lease)
- Adjacent to Travelodge Clacton Central and opposite NCP Car Park
- VAT-free investment

#### Lot

16

#### Auction

3rd November 2022

#### Rent

£147,465 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail/Residential

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

16 miles south-east of Colchester, 70 miles north-east of Central London

#### Roads

A12, A120, A133

#### Rail

Clacton-on-Sea

#### Air

London Southend Airport

### Situation

Clacton-on-Sea is a popular seaside resort on the Essex coast, 16 miles south-east of Colchester and 70 miles north-east of Central London. The property is located in Clacton town centre, adjacent to a large Travelodge Hotel and opposite an NCP Car Park, occupying a substantial site on Jackson Road. Nearby occupiers in the Town Centre include Papa John's, Greggs, McDonald's, WH Smith, CEX, Superdrug, Boots the Chemist and Sports Direct.

### Tenure

Freehold.

### EPC

See Legal Pack.

### Description

The property comprises seven shops (including one double-fronted shop) arranged on the ground floor only, a health centre arranged on the first floor, and 17 residential flats on the second and third floors, all let on long leases. The property also benefits from a large secure car park to the rear accessed from Ellis Road.

### VAT

VAT is not applicable to this lot.

### Completion Period

Six Week Completion

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
27 Jackson Road	Retail	58.06	(625)	AN INDIVIDUAL (t/a Ree's Little Hair House)	10 years from 14/01/2016	£10,250	
29 Jackson Road	Retail	64.85	(698)	AN INDIVIDUAL (t/a Jardine's Fabrics)	5 years from 29/09/2020	£10,475	
31 Jackson Road	Retail	64.85	(698)	AAA FLAVOUR LIMITED with a guarantee from AN INDIVIDUAL (t/a Kings Flavour Takeaway)	15 years from 12/09/2022	£11,200	12/09/2027 and 12/09/2032 to RPI
33 Jackson Road	Retail	68.28	(735)	AN INDIVIDUAL (t/a Jackson Stores Convenience Store)	10 years from 06/02/2015	£11,000	
37 Jackson Road	Retail	103.49	(1,114)	DP REALTY LIMITED (t/a Domino's Pizza)	20 years from 16/09/2008	£14,800	16/09/2023
39/41 Jackson Road	Retail	95.32	(1,026)	THE SALVATION ARMY TRUSTEE COMPANY (t/a Salvation Army)	6 years from 17/08/2017	£17,000	
43 Jackson Road	Retail	64.85	(698)	TWO INDIVIDUALS (t/a K Nails)	5 years from 24/05/2018	£11,000	
First (Suites 13-19)	Health Centre/Ancillary	464.14	(4,996)	ESSEX UNIVERSITY PARTNERSHIP UNIVERSITY NHS FOUNDATION TRUST	5 years from 21/07/2022 (1)	£60,000 rising to £62,500 in July 2025, rising to £65,000 in July 2026	
Rear of 27/42 Jackson Road	Sub Station	-	(-)	EDF ENERGY NETWORKS PLC	20 years from 23/06/2003	£1,940.84	
Second/Third	17 Flats	-	(-)	VARIOUS	All let on 999 year leases from October 2019	Peppercorn	
<b>Total Commercial Area</b>		<b>983.84</b>	<b>(9,965)</b>			<b>£147,665.84</b>	

(1) The lease is drawn outside of the Security of Tenure provisions of the Landlord and Tenant Act 1954.



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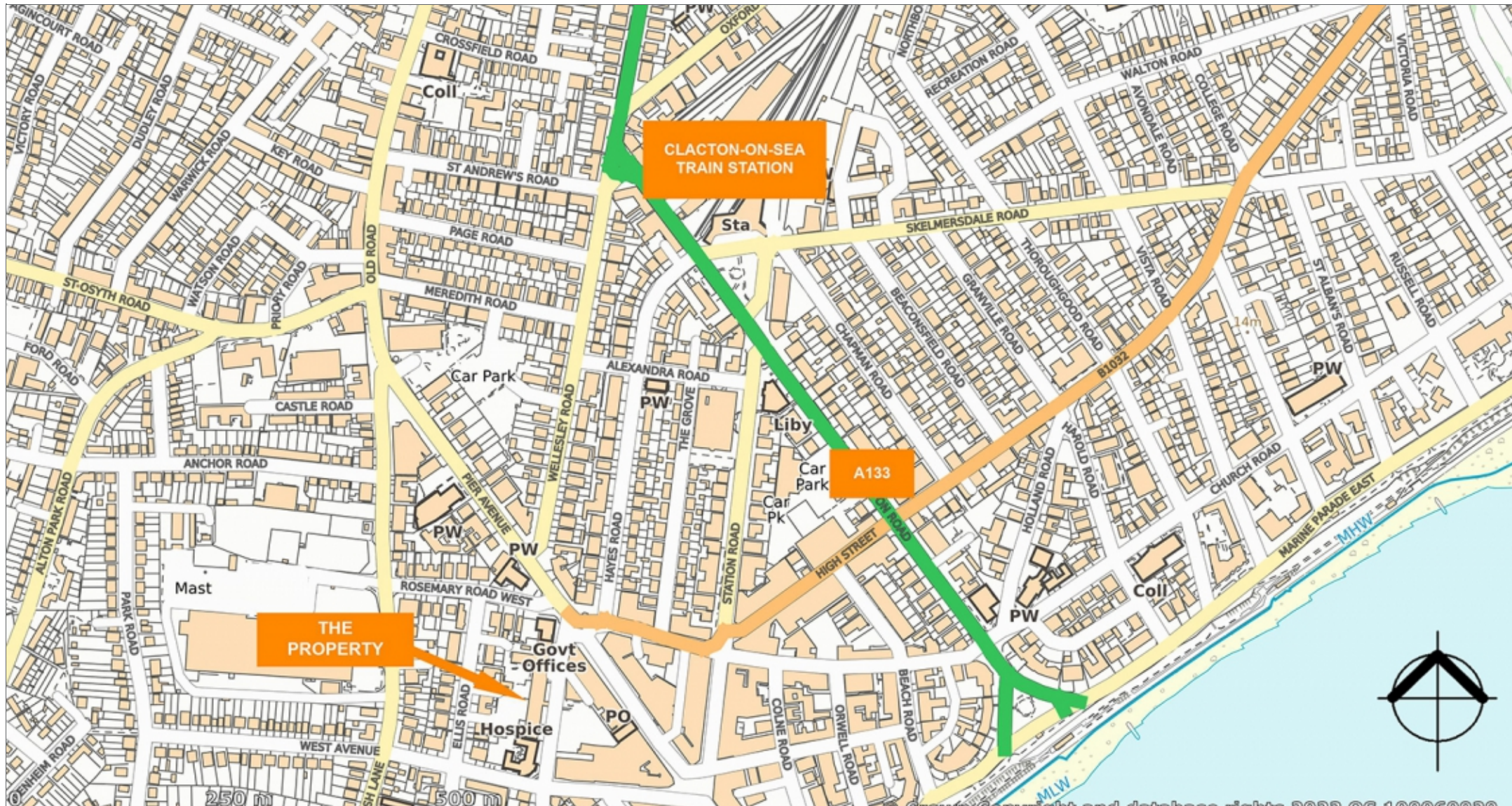




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## Contacts

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September 2020