

lot 60

Rent
£49,720
per annum
exclusive (1)

Mansion House Precinct, 8-14 St John's Road and 2-6 North Road Great Clacton, Clacton-on-Sea, Essex CO15 4BP

Freehold Retail and Office Investment

- Unbroken parade of 12 shops with self-contained offices and rear stores
- Approximately 884.81 sq m (9,524 sq ft)
- Asset management opportunities
- VAT-free investment
- First time on the market for over 50 years





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Location

Miles: 16 miles south-east of Colchester
24 miles south of Ipswich
75 miles east of Central London

Roads: A12, A120 A133

Rail: Clacton-on-Sea Railway Station

Air: London Stansted Airport

Situation

The property occupies a corner location on St John's Road at its junction with North Road, in Great Clacton, approximately one mile north of Clacton town centre. Nearby occupiers include Boots Pharmacy, Martin McColl and a number of independent retailers.

Description

The property comprises an unbroken parade of twelve shops (arranged as eleven units), with self-contained office accommodation above accessed from St John's Road. In addition, the property benefits from car parking and four stores to the rear.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

| | Floor | Use | Floor Areas (Approx) | | Tenant | Term | Rent p.a.x. |
|------------------------------------|--------------|------------------|----------------------------------|-------------------------|---|--|--------------------|
| 8A St John's Road | Ground | Retail | 22.40 sq m | (241 sq ft) | A E FIELD (t/a Privilege Taxis) | Periodic Tenancy from 01/12/2012 | £3,000 |
| 8B St John's Road | Ground | Retail | 23.60 sq m | (254 sq ft) | J MAYNARD (t/a Reflexions Hair Salon) | 9 years from 29/09/1999 (Holding Over) | £2,000 |
| 10 St John's Road | First | Offices | 96.10 sq m | (1,034 sq ft) | AZURA LIMITED | 5 years from 06/08/2015 until 05/08/2020 (lease renewal) | £5,520 |
| 10A St John's Road | Ground | Retail | 23.60 sq m | (254 sq ft) | VACANT | - | - |
| 10B St John's Road | Ground | Retail | 22.32 sq m | (240 sq ft) | G FELLOWES (t/a G & A Barbers) | Periodic Tenancy from 01/04/2000 | £2,500 |
| 12A St John's Road | Ground First | Retail Ancillary | 27.59 sq m 34.77 sq m | (297 sq ft) (374 sq ft) | APEX PUBLISHING LIMITED (t/a Clacton Printers) | Periodic Tenancy from 01/05/2007 | £3,600 |
| 12B St John's Road | Ground First | Retail Ancillary | 30.50 sq m 36.70 sq m | (328 sq ft) (395 sq ft) | N COE AND M J BRADFORD (t/a Nick Coe & Oakwood Kitchens) | Periodic Tenancy from 01/07/2014 | £3,600 |
| 14A St John's Road | Ground First | Retail Ancillary | 28.20 sq m 31.00 sq m | (304 sq ft) (334 sq ft) | A JAMES (t/a Anthony James Estate Agents) | 3 years from 09/02/1999 (Holding Over) | £3,000 |
| 14B St John's Road | Ground First | Retail Ancillary | 45.45 sq m 47.38 sq m | (489 sq ft) (510 sq ft) | PRESCRIPTIONS2YOU LIMITED | 10 year lease from 02/02/2009 until 01/02/2019 | £9,500 (1) |
| 2B North Road | Ground First | Retail Ancillary | 27.30 sq m 32.10 sq m | (294 sq ft) (346 sq ft) | MJ & JR SNELLING (t/a Butterfly Flowers) | 9 years from 25/03/2001 (Holding Over) | £2,700 |
| 4 North Road | Ground First | Retail Ancillary | 28.60 sq m 25.20 sq m | (308 sq ft) (271 sq ft) | K D SHARPE (t/a PC Warehouse) | Periodic Tenancy from 01/09/2007 | £3,600 |
| 6 North Road | Ground First | Retail Ancillary | 27.30 sq m 31.50 sq m | (294 sq ft) (339 sq ft) | BAILLIE BUSINESS SUPPLIES LIMITED (t/a BBS) | Periodic Tenancy from 01/08/2008 | £3,600 |
| A (Rear of Mansion House Precinct) | Ground | Store | 65.30 sq m | (702 sq ft) | L LAWMON | Periodic Tenancy from 17/06/2014 | £2,000 (2) |
| B (Rear of Mansion House Precinct) | Ground | Store | 65.30 sq m | (702 sq ft) | A E FIELD | Periodic Tenancy from 29/05/2013 | £2,000 (2) |
| C (Rear of Mansion House Precinct) | Ground | Store | 55.20 sq m | (594 sq ft) | IT SMITH | Periodic Tenancy from 01/03/2007 | £1,600 |
| D (Rear of Mansion House Precinct) | Ground | Store | 57.80 sq m | (622 sq ft) | A M ROBINSON AND B CARROLL | Periodic Tenancy from 17/01/2014 | £1,500 (2) |
| Total Area | | | 884.81 sq m (9,524 sq ft) | | | | £49,720 (1) |

(1) We understand that the tenant is not currently in occupation and the tenant is not currently paying rent.

(2) Rent inclusive of insurance

For further details please contact:

David Margolis
Tel: +44 (0)20 7034 4862.
Email: david.margolis@acuitus.co.uk

George Watkins
Tel: +44 (0)20 7034 4861.
Email: george.watkins@acuitus.co.uk
www.acuitus.co.uk

Buyer's Legal Report Service

Dentons UKMEA LLP
Contact: Greg Rigby.
Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: **www.acuitus.co.uk** for further details



Seller's Solicitors:

Slee Blackwell Solicitors
10 Cross Street, Barnstaple, Devon EX31 1BA.
Tel: +44 (0)1271 372128.
Email: nick.arthur@sleeblackwell.co.uk
Ref: Nick Arthur.