lot 60

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

E49,720 per annum exclusive (1) Freehold Retail and Office Investment

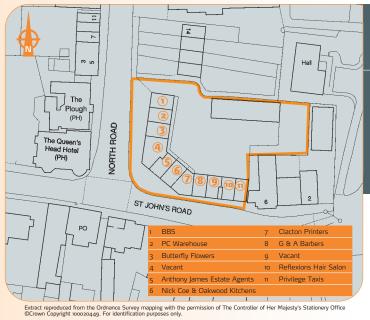
- Unbroken parade of 12 shops with selfcontained offices and rear stores
- Approximately 884.81 sq m (9,524 sq ft)
- Asset management opportunities
- VAT-free investment
- First time on the market for over 50 years





lot 60





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

London Stansted Airport

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 is not applicable to this lot.

Six Week Completion

Tenancy and accommodation							
	Floor	Use	Floor Areas (A	pprox)	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 o6/o8/2015 until o5/o8/2020 (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		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		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		A JAMES (t/a Anthony James Estate Agents)	3 years from og/o2/1999 (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		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		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		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

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