

## lot 15

Rent  
£483,430 per  
annum  
(Subject to  
Note 3 and 6)

### Waterside Marina, Residential and Retail Complex, Brightlingsea, Essex CO7 0GB

- On the instructions of the Joint LPA Receivers
- Approximate site area of 3 hectares (7.44 acres)
- Nearby occupiers include Colne Yacht Club, Brightlingsea Sailing Club and Brightlingsea Harbour
- 65 miles north-east of London



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## Tenancy and accommodation

Building	Unit	Floor	Use (2)	Floor Areas (Approx) sq m (sq ft)		Tenant	Term	Rent p.a.
Marina						GOING CONCERN (5)		£57,200 (3)
Building A. The Hard	1 and 2		2 x Town Houses	3 to 4 Rooms		INDIVIDUALS	Let on Separate Assured Shorthold Tenancies	£24,540
Building A. The Hard	3 – 8		6 x Town Houses	3 to 4 Rooms		INDIVIDUALS	Each let for a term of 199 years from 24th April 2004 until 2203	£1,500
Building B. The Boat House	1 to 12 and 14 to 23 and 25 to 39	Ground to 2nd	18 x 2 Bedroom, 9 x 3 Bedroom and 10 x 1 Bedroom Flats	–		INDIVIDUALS	Each let for a term of 199 years from 24th April 2004 until 2203	£9,250
Building B. The Boat House	13 and 24	Ground and 1st	2 x 1 Bedroom Flats	–		INDIVIDUALS	Let on Separate Assured Shorthold Tenancies	£14,280
Building D. The Colne	2 to 16 and 18 to 39	Ground to 2nd	17 x 2 Bedroom, 8 x 3 Bedroom and 12 x 1 Bedroom Flats	–		INDIVIDUALS	Each let for a term of 199 years from 24th April 2004 until 2203	£9,250
Building D. The Colne	1 and 17	Ground and 1st	1 x 2 Bedroom and 1 x 3 Bedroom Flats	–		INDIVIDUALS	Let on Separate Assured Shorthold Tenancies	£17,640
Building G. Harbour Square West	Unit 3 to 6	Ground	4 x Retail Units	275.28 sq m	(2,963 sq ft)	VACANT POSSESSION		
Building G. Harbour Square West	Unit 7 and 8, 11 to 20 and 22 and 24 to 29	Ground to 2nd	13 x 2 Bedroom, 4 x 1 Bedroom and 2 x 3 Bedroom Flats	–		INDIVIDUALS	Let on Separate Assured Shorthold Tenancies	£156,120
Building G. Harbour Square West	Unit 9 and 10	Ground	2 x 1 Bedroom Flats	–		VACANT POSSESSION		
Building G. Harbour Square West	21 and 23	2nd	2 x 2 Bedroom Flats	–		INDIVIDUALS	Let for a term of 199 years from 24th April 2004 until 2203	£500
Building H. Harbour Square East	Unit 1	Ground	Retail			TRISCINI LIMITED	Let for a term of 5 years from 28th March 2014 until 2019	£9,500
Building H. Harbour Square East	Unit 2	Ground	Retail	340.86 sq m	(3,669 sq ft)	VACANT POSSESSION		
Building H. Harbour Square East	30 to 35 and 37 and 40	1st and 2nd	3 x 1 Bedroom and 5 x 2 Bedroom Flats	–		INDIVIDUALS	Let on Separate Assured Shorthold Tenancies	£67,200
Building H. Harbour Square East	36, 38, 39, 41	2nd	1 x 1 Bedroom and 3 x 2 Bedroom Flats	–		INDIVIDUALS	Each let for a term of 199 years from 24th April 2004 until 2203	£1,000
Building K. 165 Sydney Street	F1 and F2	Ground	2 x Retail Units	155.70 sq m	(1,676 sq ft)	VACANT POSSESSION		
Building K. 165 Sydney Street	F3 to F6	1st and 2nd	4 x 2 Bedroom Flats	–		INDIVIDUALS	Let on Separate Assured Shorthold Tenancies	£28,740
Building L. 42-48 Waterside	42	Ground	Retail	92.61 sq m	(997 sq ft)	HAMPSTEAD HOMES LTD	Let for a term of 199 years from 24th April 2004 until 2203	£300
Building L. 42-48 Waterside	44	Ground	Retail	74.55 sq m	(802 sq ft)	HAMPSTEAD HOMES LTD	Let for a term of 199 years from 24th April 2004 until 2203	£300
Building L. 42-48 Waterside	46	Ground	Retail	69.00 sq m	(743 sq ft)	VACANT POSSESSION		
Building L. 42-48 Waterside	48	Ground	Retail	73.50 sq m	(791 sq ft)	INDIVIDUAL (t/a AJ Newsagent)	5 years from 1st March 2010. Holding over	£10,000
Building L. 42-48 Waterside	1 to 8	1st and 2nd	8 x 2 Bedroom Flats	–		INDIVIDUALS	Let on Separate Assured Shorthold Tenancies	£57,240
Transformer Chamber			Electricity Substation	–			Let for a term of 199 years from 24th April 2004 until 2203	
Sites (To be buildings E, F, I, J, & M) (6)	2 x Undeveloped Sites with consent applied for 47 Residential Flats and 5 Town Houses (6)					PURELAKE NEW HOMES LIMITED (5)	Subject to a Development Agreement	£13,250 (6)
Beach						INDIVIDUAL (t/a Terry's Fresh Fish)	Rolling Licence Agreement	£1,300
Car Parking		Lower Ground	6 x Car Parking Spaces			INDIVIDUALS	Majority let on Periodic Tenancies	£4,320
Totals								£483,430 (3) (6)

- (1) The Seller has served notices on the residential long leases pursuant to Section 5b of the Landlord and Tenant Act 1987.  
 (2) Each unit has at least 1 car parking space allocation. See legal pack for details.  
 (3) The rent stated above assumes the £57,200 income produced from the Marina for the year ending 31st March 2015.  
 (4) The Assured Shorthold Tenancy income stated above is correct at the time of going to print and is subject to change.

- (5) The running of the marina is managed by agent directly for the seller.  
 (6) There are 2 sites within the Freehold site being offered for sale that are subject to a Development Agreement between the Receivers and Purelake New Homes Limited. The Development Agreement is subject to planning consent (Application Nos 15/01332/NMA, 15/01331/NMA, 15/01330/NMA and 15/01328/FULL), which is anticipated by the Receivers to be granted imminently. Upon completion of this development and sale of the individual units, the buyer will benefit from ground rents totalling £13,250.

**Joint Auctioneer**  
**Fenn Wright.**  
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 See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details.



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### Location

Miles: 65 miles north-east of London  
10 miles south-east of Colchester  
28 miles north-east of Maldon

Roads: A12, A113, A120, M11

Rail: Clacton-on-Sea Railway  
Great Bentley Railway

Air: London Stansted Airport  
London Southend Airport  
London Gatwick Airport

### Situation

Brightlingsea is an Essex coastal town situated some 65 miles north-east of London on the River Colne and Blackwater Estuary. The town is popular with seasonal day trippers to its Blue Flag rated beach and is a haven for sailors. Waterside Marina is situated immediately to the south of the town centre, close to the popular Blue Flag Beach and adjacent to Brightlingsea Harbour.

### Description

The property comprises a modern and substantial landmark development comprising a marina which can accommodate approximately 50 vessels, and 6 detached buildings comprising some 12 retail units, a terrace of 8 town houses and 125 self-contained residential flats. The property benefits from a subterranean car park for approximately 260 cars. The property also benefits from a site area of approximately 3 hectares (7.44 acres), which includes an area of beach and two separate areas of undeveloped land which is let on long leases. The marina has recently undergone a significant dredging programme that will facilitate larger vessels to use the marina, which may enhance the desirability of the flats and the retail units.

### Note

The purchaser will pay 3% plus VAT of the purchase price towards the Vendor's costs.

### Tenure

Freehold.

### Six Week Completion

### For further details please contact:

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### Buyer's Legal Report Service

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See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details.

**DENTONS**

### Seller's Solicitors:

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