

6 WEEK COMPLETION



SITUATION

Occupying a prominent trading position in the heart of this busy town centre adjacent to **Sainsbury's** and amongst such multiple traders as **Barclays, Boots, Lloyds TSB, W H Smith, Clintons, Thomas Cook** and many others.

Halstead is an attractive town which lies some 14 miles north-west of Colchester and 19 miles south-west of Chelmsford with easy access via the A120 and A131 just 20 miles east of the M11 (J8).

PROPERTY

A terraced property comprising a deep **Ground Floor Shop** with internal access to **Office / Storage Accommodation** at first floor level.

There is pedestrian access at the rear to a yard (15'6" x 44'6").

VAT is NOT payable in respect of this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	16'10"
Internal Width	14'6"
Rear Width	12'0"
Shop Depth	47'11"
Built Depth	81'2"
Sales Area Approx.	640 sq ft
Kitchen Area Approx.	160 sq ft
2 WC's	

First Floor Office/Storage

6 Rooms – Area Approx	865 sq ft
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TENANCY

The entire property is let on a full repairing and insuring lease to **Countrywide Estate Agents t/a Bairstow Eves (having approx. 1,300 estate agency or letting offices operating under 46 local high street brands)** (T/O for Y/E 31/12/11 **£286.7m, Pre-Tax Profit £17.8m and Net Worth £112.4m**) for a term of 25 years from 21st July 1989 at a current rent of **£13,000 per annum** exclusive.

Note 1: Outstanding Rent Review July 2009 – Landlord quoted £17,500 p.a.

Note 2: There may be future potential to convert the first floor to residential, subject to planning and possession.

£13,000 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **NICHOLAS BORD**

VENDOR'S SOLICITORS
Goodman Derrick LLP – Tel: 020 7404 0606
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts