



**SITUATION**

Part of the resort town of Hornsea within 250 yards of the Sea Front and Beach and close to shopping and entertainment facilities.

Hornsea is approx. 13 miles from the attractive market town of Beverley, 44 miles from York and 16 miles north of Hull which is designated the UK City of Culture 2017.

**PROPERTY**

Occupying a level trapezium shaped site (approx. **1.65 acres**) with lawned areas, footpaths, roadway and car park for 18 vehicles and comprising **28 detached Chalets (each approx. 328 sq ft) plus one empty plot.**

Each Chalet is single storey and built of cedar clad timber with set in uPVC windows, full-length patio sliding doors and a felted tile effect sloping roof.



**VAT is NOT applicable to this Lot**

**FREEHOLD**

**£88,779.36 p.a. rising to  
£89,726.88 in 2017 plus  
1 Empty Plot**

The Surveyors dealing with this property are  
**JOHN BARNETT** and **ELLIOTT GREENE**

\* Refer to Point 9 in the 'Notice to all Bidders' page

**TENANCIES & ACCOMMODATION**

(All rents paid by standing order monthly in advance, except Chalet No. 25, which pays by cheque)

Chalet Nos.	Accommodation	Tenancy Type	Term	Ann. Excl. Rental	Remarks
Nos. 1, 2, 4, 15 & 16 (5 Chalets)	Each 1 Bedroom, open plan Living Room/Kitchen and Shower/WC <b>NB: Demise is of site only</b>	Chalet Site Licence Agreement	Each 5 years from 1st January 2009 (Holding Over)	<b>£14,806.05</b> (£2,961.21 per Chalet)	Each FRI of site only. <b>Annual Rent Reviews linked to RPI.</b>
Nos. 5, 9, 14, 19, 21, 22, 24, 25, 27 & 29 (10 Chalets)	Each 1 Bedroom, open plan Living Room/Kitchen and Shower/WC <b>NB: Demise is of site only</b>	Lease	Each 5 years from 1st January 2012	<b>£29,612.10</b> (£2,961.21 per Chalet)	Each FRI of site only. <b>Annual Rent Reviews linked to RPI</b>
No. 18 (1 Chalet)	1 Bedroom, open plan Living Room/Kitchen and Shower/WC <b>NB: Demise is of site only</b>	Lease	5 years from 19th November 2013	<b>£2,961.21</b>	FRI of site only. <b>Annual Rent Reviews linked to RPI</b>
Nos. 3, 6, 10, 11, 12, 13, 20, 26 & 28 (9 Chalets)	Each 1 Bedroom, open plan Living Room/Kitchen and Shower/WC	AST	Each either 1 or 2 Year Terms	<b>£32,400</b> (£3,600 per Chalet)	
Nos. 7, 17, & 23 (3 Chalets)	Each 1 Bedroom, open plan Living Room/Kitchen and Shower/WC	AST	Each either 1 or 2 Year Terms	<b>£9,000</b> (£3,000 per Chalet)	
1 Plot	<b>VACANT (Empty Plot)</b>				

<b>TOTAL</b>	<b>£88,779.36 Plus 1 Empty Plot</b>
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**PLANNING**

Planning Permission is granted for the permanent siting of 29 Holiday Chalets to be occupied for holiday purposes only.

**Note 1: Planning Consent (now expired) was granted in April 2010 for 7 extra chalets.**

**Note 2: Outline Planning Consent (now expired) was granted in 2013 for a residential development of the entire site, for the erection of 25 two storey detached and semi-detached dwellings.**

**Note 3: There are non-recoverable expenses provided by the Freeholder, i.e. electrical repairs, general maintenance, grass cutting, warden and Public Liability insurance. For year ending 30th September 2016 this equated to £8,892. (This figure has been based on the Accounts for the 9 months to 30th September 2016).**

**Note 4: Each 2009 Chalet Site Licence Agreement and 2012/2013 Lease provides that, on selling the Chalet, 15% + VAT of the selling price plus a one-off block fee of £3,000 is payable to the Freeholder. Since 2009 five such Transfers have taken place, on which the Freeholder only demanded the £3,000 fee.**

**Note 5: Nine of the tenants have been in occupation for over 6 years and there are rarely any arrears and currently there are none.**

**Note 6: There is one Rateable Assessment on the entire property, with a Rateable Value of £9,400, which is paid by the Freeholder and 100% recovered from the Lessees.**

**Note 7: In accordance with the Licence Agreements and Leases, the Freeholder has served Notices of Increase on 6/10/16 on the Lessees, increasing the annual rents from 1 January 2017 to a total of £89,726.88.**

**VENDOR'S SOLICITORS**  
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