



SITUATION

Located in this established parade close to the junction with Western Road opposite Burnham-on-Crouch Library and a free car park, near to a **Tesco Express** and a host of specialist traders all serving the surrounding residential area. Burnham-on-Crouch is an attractive and historic town which lies on the north bank of the River Crouch, 20 miles east of Chelmsford and is well known as a yachting centre.

PROPERTY

A semi-detached building comprising a **Ground Floor Takeaway (A5 Use)** with internal access to a **Self-Contained Flat** at first and second floor levels. In addition, the property benefits from a Rear Yard.

VAT is NOT payable in respect of this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	15'4"
Internal Width	14'3"
Shop Depth	29'0"
Built Depth	46'9"
External WC	

First and Second Floor Flat

3 Rooms, Kitchen, Bathroom/WC

TENANCY

The entire property is let on a full repairing and insuring lease to **A Odud as a Takeaway** for a term of 15 years from 14th May 2008 at a current rent of **£7,700 per annum** exclusive.

Rent Review 2018

Note: The flat is occupied by Staff and we believe there is potential to self-contain, subject to obtaining any necessary consents.

£7,700 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS BORD**

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

VENDOR'S SOLICITORS
Aubrey David - Tel: 020 8326 1050
Ref: D. Freedman Esq - Email: dfreedman@aubreydavid.com

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 £500 (including VAT) upon exchange of contracts