



**6 WEEK COMPLETION**

View along the High Street

**SITUATION**

Located in the town centre close to the junction with Kingsway, opposite Iceland adjacent to Thomas Cook and amongst such other multiple retailers as Boots, Santander, Superdrug, The Original Factory Shop, TSB, Nationwide, Swinton and others.

Dovercourt is a busy town situated close to Harwich, approximately 15 miles to the east of Colchester and 70 miles north-east of London with easy access via the A12 and A120.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 171 (Ground Floor Shop)	Internal Width 17'2" Shop Depth 45'3" Built Depth 63'9" Sales Area Approx. 805 sq ft Store Area Approx. 70 sq ft 2 WC's	<b>K. Burnett (Clothing &amp; Accessories)</b>	5 years from 3rd November 2015 (Outside s.24-28 of L & T Act 1954)	£12,000 (see Note 2)	IRI <b>Mutual Break May 2017. £2,250 Rent Deposit held. Note 2: The current rent is £9,000 rising to £12,000 in Nov. 2016 and the Vendor will make up the rent shortfall on completion.</b>
No. 171A (Ground Floor Shop & First Floor Offices)	<b>Ground Floor Shop</b> Internal Width 16'11" Shop Depth 42'2" Built Depth 68'4" Sales Area Approx. 710 sq ft WC <b>First Floor Offices</b> Area Approx. 1,550 sq ft 2 WC's	<b>Colchester Institute Corporation t/a The Learning Shop (Employability skills &amp; adult learning – visit www.colchester.ac.uk)</b>	10 years from 21st May 2012	£10,900	IRI <b>Rent Review and Tenant's Break 2018.</b>
No. 171A (Basement)	Area Approx. 1,740 sq ft	<b>VACANT</b>			

**£22,900 p.a. Plus Vacant Basement**

**TOTAL £22,900 Plus Vacant Basement**

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**  
A S Tibber & Co – Tel: 020 8954 4705  
Ref: A. Tibber – Email: alan@astibber.co.uk

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