

6 WEEK COMPLETION



SITUATION

Located on the corner of Tower Street and the High Street in the heart of the town centre, with nearby multiples such as **Tesco Express, Lloyds Bank, Boots Pharmacy** as well as a variety of local traders. Brightlingsea is an attractive coastal town located approximately 10 miles south of Colchester, 25 miles from Ipswich and 70 miles north-east of London.

PROPERTY

An end of terrace building comprising a **Ground Floor Shop**.

VAT is NOT applicable to this Lot

ACCOMMODATION

Ground Floor Shop	
Gross Frontage	16'1"
Internal Width	15'4"
Shop Depth	14'1"
WC	

FREEHOLD

TENANCY

The property is let on a Law Society lease to **Ms S Graham as a Gift Shop** for a term of 2 years from 1st March 2017 (**in occupation since 2015**) at a current rent of **£4,800 per annum** exclusive.

Tenant's Break March 2018

Note: The first floor is owned as a separate flying freehold and is not included with this sale.

£4,800 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **ROY TAMARI**

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

VENDOR'S SOLICITORS
Axiom Stone - Tel: 020 8422 1181
Ref: Ms Jaymini Ghelani - Email: jg@axiomstone.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