



SITUATION

Located in the centre of this picturesque quaint village being approx. 3 miles south-east of Colchester with easy access to the A12 and the National Motorway Network.

PROPERTY

Forming part of a Development built in 2015 comprising a **Ground Floor Corner Shop**.

ACCOMMODATION

Ground Floor Corner Shop

Gross Frontage	27'8"
Internal Width	26'0"
Shop Depth	37'0"
Built Depth	44'6"
Area	Approx. 892 sq ft ¹
WC	

¹Area taken from VOA.

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from 1st November 2017 at a ground rent of £250 p.a. rising in December 2020 and every 10 years thereafter based on RPI.

TENANCY

The property is let on a full repairing and insuring lease to **K. Jeyaraynam as a Convenience Store/Off-Licence** for a term of 15 years from 11th January 2011 at a current rent of **£10,800 per annum** exclusive.

Rent Review 2021 linked to RPI.



Lot 16 – Shop 2

Lot 15 – Shop 1

View from property



£10,800 per annum

The Surveyors dealing with this property are
John Barnett and Elliott Greene

Vendor's Solicitors

Macrory Ward
Tel: 020 8440 3258 Ref: Martina Ward
Email: martina@macroryward.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**