



## 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 Shop**.

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	28'0"
Internal Width	26'5"
Shop & Built Depth	27'4"
WC	

**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 **J. Holbrow as a Ladies Hairdresser** for a term of 10 years from 16th November 2017 at a current rent of **£8,128 per annum** exclusive.

**Rent Review and Tenant's Break 2022**



Lot 16 – Shop 2

Lot 15 – Shop 1

## View from property



**£8,128** 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](mailto: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'**