

# Lot 16

173–185 High Street, Dovercourt,  
Harwich, Essex CO12 3QB

**\*Guide: £185,000+**

Gross Yield 14.4%  
6 week completion



## SITUATION

Located in the town centre close to the junction with Kingsway, opposite **Iceland** and amongst such other multiple retailers as **Boots**, **Superdrug**, **Nationwide**, **Coral** and **Day Lewis Pharmacy**.

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

## PROPERTY

An end of terrace building comprising **3 Ground Floor Shops** each with a **Basement** together with separate side access to **4 Self-Contained Flats** on the first and second floors.

In addition, there is a rear parking area.

**VAT is NOT applicable to this Lot**

**FREEHOLD**





## TENANCIES & ACCOMMODATION

Property	Accommodation <sup>1</sup>	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 173 (Ground Floor Shop & Basement)	<b>Ground Floor Shop and Basement</b> Total Area Approx. 1,293 sq ft Shop ITZA 446 sq ft	<b>M. Dobson (Antiques – see Note 1)</b>	5 years from 1st March 2024	£9,000	FRI by way of service charge (Law Society Lease). <b>£1,500 Rent Deposit held.</b>
No. 175 (Ground Floor Shop & Basement)	<b>Ground Floor Shop and Basement</b> Total Area Approx. 1,356 sq ft Shop ITZA 485 sq ft	<b>Scrivens Limited (Opticians having approx. 166 branches) (T/O for Y/E 27/10/24 £53.78m, Pre-Tax Profit £2m and Shareholders' Funds £6.98m)</b>	10 years from 25th December 2006	£11,500	FRI by way of service charge. <b>Holding over - The lessee's surveyor is receptive to a proposal for new lease terms.</b>
No. 177 (Ground Floor Shop & Basement)	<b>Ground Floor Shop and Basement</b> Total Area Approx. 851 sq ft Shop ITZA 309 sq ft	<b>G. Patrick (Antiques – see Note 1)</b>	4 years from 1st March 2025	£6,000 (see Note 2)	FRI by way of service charge (Law Society Lease). <b>Tenant's Break 2028 £1,000 Rent Deposit held.</b>
No. 179 (Flat 4)	Flat - Not inspected	<b>Individual(s)</b>	153 years from 4th May 2021	£50	FRI by way of service charge.
No. 181 (Flat 3)	Flat - Not inspected	<b>Individual(s)</b>	124 years from 18th March 2024	£50	FRI by way of service charge.
No. 183 (Flat 1) & Garage	Flat - Not inspected + Garage	<b>Individual(s)</b>	125 years from 29th September 2025	Peppercorn	FRI by way of service charge.
No. 185 (Flat 2)	Flat - Not inspected	<b>Individual(s)</b>	125 years from 29th September 2025	Peppercorn	FRI by way of service charge.
<sup>1</sup> Not inspected by Barnett Ross. Areas provided by Vendor.				<b>Total: £26,600</b>	

**Note 1: The Tenant of Shop No. 173 has a business connection with the Tenant of Shop No. 177.**

**Note 2: Shop No. 177 – There is a rent free period expiring 31st December 2025 in lieu of the Tenant's expenditure refurbishing the shop, and the Vendor will make up this rent shortfall on completion.**