

FREEHOLD FOR SALE – VAT FREE
(Vacant Possession – subject to residential tenancy of first floor)

467 MAIN ROAD
DOVERCOURT, ESSEX, CO12 4HT

FRANCIS
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Francis Darrah Chartered Surveyors
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LOCATION

Dovercourt is a north Essex coastal town, approximately 17 miles east of Colchester and 70 miles north east of London.

The town has excellent links to the national road network via the A120 and has its own station linking to the railway network.

Together with neighbouring Harwich, Dovercourt has a combined population of approximately 20,000.

The Dovercourt/Harwich area continues to expand with further investment planned at the town's port which is an important container and vehicle ferry terminus.

467 Main Road is prominently positioned in Upper Dovercourt at the Junction of Main Road with Fronk's Road, within a busy residential area, adjacent to the Co-op supermarket (with large car park) and nearby a number of other shops including **W H Smith/The Post Office, Martin McColls, William Hill** and **Premier Food Stores**.

ACCOMMODATION

The property comprises a two storey building with well configured retail accommodation on ground floor and a 3 bedroom flat at first floor. The flat is accessed from a yard at the side of the property where there is parking for one car.

The ground floor provides retail accommodation with the following approximate dimensions and areas:-

Gross Frontage	7.92 m	26'4"
Internal Width	7.01 m	23'7"
Built Depth	27.43 m	90'6"

Ground Floor:

Sales	139.16 sq.m.	1,498 sq.ft.
Store/Staff	<u>66.61 sq.m.</u>	<u>717 sq.ft.</u>
Total	205.77 sq.m.	2,215 sq.ft.

First Floor

Self-contained flat – 3 bedrooms, kitchen, bathroom and lounge. Outside seating on terrace.

1 car space.



TENURE

Freehold

Ground Floor – Vacant possession.

First Floor - Flat let on an Assured Shorthold Tenancy at a rent of £355 pcm. The rent was set in 2015.

RATEABLE VALUE

We understand from the VOA website that as from 1st April 2017 the property has a rating assessment of £9,800.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of C. Further details available on request.

VAT

We understand the property is NOT elected for VAT and therefore VAT will NOT be payable on the purchase price.

PROPOSAL

Offers are invited in excess of **£210,000 (Two Hundred & Ten Thousand Pounds)** for the freehold of the property, subject to an AST on the first floor, but otherwise with vacant possession.

CONTACT DETAILS

For more information please contact:-

Francis Darrah Chartered Surveyors

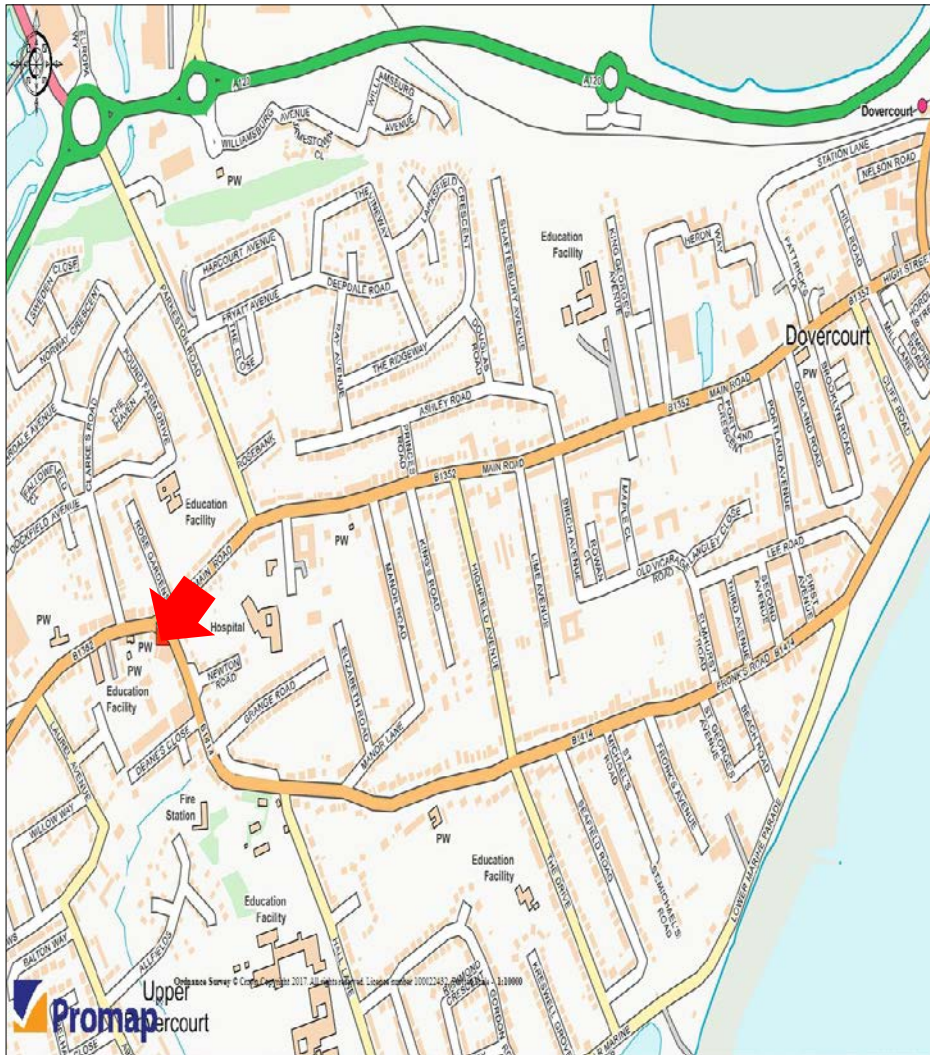
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SUBJECT TO CONTRACT

October 2017



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