

AUCTION VENUE
The Cliffs Pavilion

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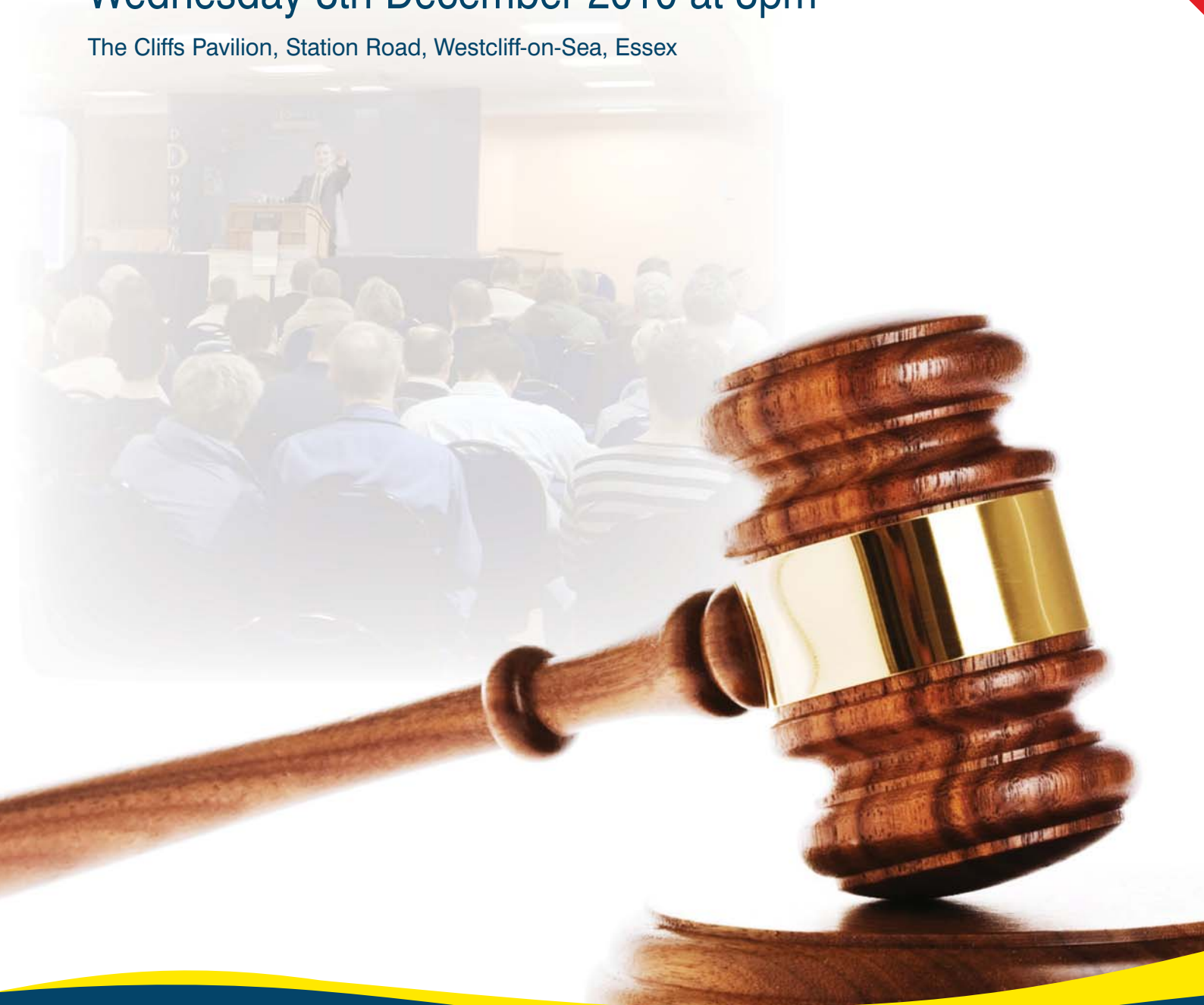
Auction

The Land & Property

Auction

Wednesday 8th December 2010 at 3pm

The Cliffs Pavilion, Station Road, Westcliff-on-Sea, Essex



www.dedmangray.co.uk

ONE OF THE UK'S LEADING LAND AND PROPERTY AUCTIONEERS



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Auction Room Telephone: 07775 708881 (available during the auction and 1 hour prior)

Office: 103 The Broadway, Thorpe Bay, Essex, SS1 3HQ

ORDER OF SALE

8th December 2010, 3.00pm at The Cliffs Pavilion, Station Road, Westcliff-on-Sea, Essex, SS0 7RA

LOT	PROPERTY DESCRIPTION	PRICE GUIDE
1	Garages r/o 121-123 New Road, Great Wakering, Southend-on-Sea, Essex	£10,000 - £12,000
2	The Chase, Green Lane, Little Burstead, Billericay, Essex	£25,000 - £28,000
3	29 Station Avenue, Southend-on-Sea, Essex	£125,000 - £128,000
4	251A Hamstel Road, Southend-on-Sea, Essex	£52,000 - £55,000
5	Land at Pound Lane Central, Noak Hill, Basildon, Essex	£100,000 PLUS
6	7 Sea Way, Jaywick, Clacton-on-Sea, Essex	£50,000 - £55,000
7	66 Ashburnham Road, Southend-on-Sea, Essex	£150,000 - £160,000
8	10-16 Vineyard Street, Colchester, Essex	£150,000 - £160,000
9	49 Burton Place, Chelmsford, Essex	£70,000 - £75,000
10	Land at 47 Wethersfield Way, Shotgate, Wickford, Essex	£100,000 - £120,000
11	61a West Road, Shoeburyness, Southend-on-Sea, Essex	£60,000 - £65,000
12	23 The Grove, Southend-on-Sea, Essex	£120,000 PLUS
13	Land adj to Weathersfield Way, Wickford, Essex	£15,000 - £18,000
14	15 Alvis Avenue, Jaywick, Clacton-on-Sea, Essex	£25,000 - £28,000
15	26A & B Westbury Road, Brentwood, Essex	£400,000 - £420,000
16	Apartment 4, Arcade Chambers, St Thomas Road, Brentwood, Essex	£130,000 PLUS
17	Apartment 15, Arcade Chambers, St Thomas Road, Brentwood, Essex	£130,000 PLUS
18	R/O Barclay Court, 14 Southchurch Boulevard, Southend-on-Sea, Essex	£30,000 - £35,000
19	Land r/o Station Approach, North Fambridge, Essex	£25,000 - £30,000
20	286a Leigh Road, Leigh-on-Sea, Essex	£80,000 PLUS
21	113-117 South Street, Romford, Essex	£300,000 PLUS
22	32 Sunbeam Avenue, Jaywick, Clacton-on-Sea, Essex	£25,000 - £28,000
23	5 Mill Street, St. Osyth, Clacton-on-Sea, Essex	£230,000 PLUS
24	42 Dukes Farm Road, Billericay, Essex	£150,000 - £160,000
25	192 South Avenue, Southend-on-Sea, Essex	£130,000 - £135,000

These guide prices were correct at the time of print, they will be reviewed on a daily basis to reflect the interest shown.
Contact the Auction Team for current prices.

FUTURE AUCTION DATES

9th February 2011 – Closing date for entries 14th January 2011

**If you have a property or land that you are considering selling at Auction,
please speak to a member of the Auction Team to arrange a free Auction appraisal.**

Palace Skyline

Southend On Sea Essex



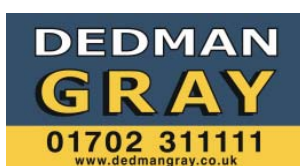
1 - 16 Church Road, Southend on Sea Essex, SS1 2AL

The multi-million pound restoration of The Palace provides an exciting and unique residential opportunity in one of Southend's premier landmark buildings. The apartments and penthouses are located in a superior position, above of the recently refurbished Palace Hotel, an iconic building with a dominating presence due to its height and elevated position, the combination of which provides uninterrupted views across the Thames Estuary and the roofscape of the greater Southend area. Its enviable location on Pier Hill also offers residents easy access to the town's extensive waterfront and town centre amenities including several train stations offering services into London.

The developments focus and design revolve around the breathtaking views where all apartments will benefit from full length glass windows and terraced outside areas. The residents of this development will all have access to an open courtyard area high above the Southend landscape where the benefits of high-rise living come into their own.

- Superior views
- Communal terrace garden
- Balconies/terrace areas to all apartments
- Variety of apartments available
- Quality internal and external specification
- Lifts to all floors
- Apartment Security technology throughout
- Easy access to London

FOR MORE INFORMATION PLEASE CONTACT;



Dedman Gray
103 The Broadway
Thorpe Bay
Essex SS1 3HQ
01702 311111
Contact - Mike Gray
www.dedmangray.co.uk



www.palace-southend.com



Savills (L&P)
136 New London Road
Chelmsford
CM2 0RG
01245 269311
Contact - Alex Leader
www.savills.co.uk/newhomes

savills

FOR SALE/TO LET**INDUSTRIAL UNIT ARRANGED AS QUALITY OFFICES****19,775 SQ FT 1,837 SQ MS****PRICE: £800,000 FREEHOLD****RENT: £75,000 PER ANNUM****21/23 Towerfield Road, Towerfield Industrial Estate, Shoeburyness,
Essex, SS3 9QE**

LOCATION Towerfield Road is located in an established industrial area approx 3 miles east of the centre of Southend on Sea. It lies about half a mile east of the A13 Shoebury Road which joins the London Road linking Southend to the M25 motorway some 21 miles to the west.

DESCRIPTION A substantial detached industrial building situated on a site of approx 0.860 acres and arranged to provide stylish office accommodation with supplementary workshop/storage facilities. The property benefits from a secure rear yard and forecourt parking which combine to provide 40 car spaces as well as good loading/unloading facilities.

ACCOMMODATION All floor areas are approximate and have been measured on a gross internal basis.

Ground Floor: Offices and Ancillary
Accommodation 13,666 sq ft 1,270 sq ms

First Floor: Offices and Ancillary
Accommodation 2,605 sq ft 242 sq ms

Mezzanine: Conference Room 902 sq ft 84 sq ms
Total 19,773 sq ft 1,837 sq ms

FEATURES

- Quality office accommodation
- Workshop Area
- Loading/unloading facilities

- Air conditioning & Gas central heating
- uPVC double glazed windows
- Parking for approx 40 vehicles
- Site area approx 0.860 acres

TERMS The premises are available on a new full repairing and insuring lease at a rent of £75,000 pa. Alternatively, our client would consider selling the freehold interest in the building, subject to an asking price of £800,000.

SERVICES Although we are advised that the unit benefits from main services, we would recommend that all interested parties check with the relevant statutory authorities as to the existence, adequacy or otherwise of these.

PLANNING Interested parties are recommended to make their own enquiries with the local Planning Authority to ensure that any proposed use is in accordance with the current planning policy. Telephone Southend Borough Council on 01702 215000

BUSINESS RATES The property is entered on the 2010 Rating List as Offices and Premises with a current rateable value of £73,500

VIEWING By prior appointment with Dedman Gray Commercial on 01702 311111

LOT 1

TWO FREEHOLD VACANT LOCK-UP GARAGES SOLD AS ONE LOT

Garages No. 31-32 r/o 121-123 New Road, Great Wakering, Southend on Sea, Essex, SS3 0AS

These lock-up garages are located just behind residential houses via a small access road. This is a rare opportunity in an established residential area where few houses have the benefit of onsite garaging.



It is also considered that these would be suitable for investment purposes, each achieving approximately £500-600 per annum in rental income, thus producing an excellent rental yield.

N.B. Garages numbered 31 & 32 are coloured light blue and are situated to the left and the middle of the photograph as shown.



GUIDE PRICE: £10,000-£12,000

LOT 2

FREEHOLD PARCEL OF LAND WITH POSSIBLE DEVELOPMENT POTENTIAL, SUBJECT TO PLANNING CONSENT APPROVAL.

The Chase, Green Lane, Little Burstead, Billericay, Essex, CM12 9TT

A vacant rectangular shaped site, with approximately 40' frontage located just off Green Lane, Little Burstead accessed via a small road. The location is set amongst other established detached residential properties and it is considered that this may offer further potential, subject to planning consents being obtained.



Interested applicants are advised to make their own enquiries with the local planning authority, Basildon District Council, Basildon Centre, St. Martins Sq, Basildon, Essex SS14 1DL.
Tel: 01268 533333
planning@basildon.gov.uk

VIEWING
Open site, best viewed during daylight hours. The front boundary is marked with yellow painted stakes.



GUIDE PRICE: £25,000-£28,000

LOT 3**FREEHOLD VACANT TWO BEDROOM HOUSE WITH BUY TO LET POTENTIAL****29 Station Avenue, Southend on Sea, Essex, SS2 5ED**

This two bedroom Victorian house is located conveniently for Prittlewell station, local shops and Southend Town centre. It is considered that the property is ideal as a buy to let investment, or possibly owner/occupation.



ACCOMMODATION
 Lounge 11'4 x 10'6
 Dining Room 11'4 x 10'10
 Kitchen 8'3 x 5'7
 Ground floor bathroom/WC
 Utility area
 Bedroom 1 11'4 x 10'11
 Bedroom 2 11'5 x 10'10

VIEWING
 By appointment with the Auctioneers

JOINT AUCTIONEERS

Hair & Son

119 Hamlet Court Road
 Westcliff on Sea
 Essex
 SS0 7EW
 Tel: 01702 432211

EXTERNALLY
 Good size rear garden

N.B.
 Gas central heating
 Some double glazing

GUIDE PRICE: £120,000-£128,000

LOT 4**GROUND FLOOR STUDIO FLAT SUBJECT TO AN ASSURED SHORTHOLD TENANCY****251A Hamstel Road, Southend on Sea, Essex, SS2 4LB**

Situated just behind a small retail shop unit, is this ground floor studio flat, currently let on an Assured Shorthold Tenancy. Located just off Southchurch Boulevard, close to local shopping and public transport.



ACCOMMODATION & APPROXIMATE MEASUREMENTS
 Living/Bedroom 10'8 x 10'9
 Kitchen 6'8 x 6'8
 Shower/WC

VIEWING
 By appointment with the Auctioneers and courtesy of the Tenant.

TENANCY
 Let out from 23rd July 2009 at a rent of £295pcm. We are advised that the tenancy is now statutory periodic.

LEASE DETAILS
 99 years from 1st July 1983

RENT RESERVED
 £3,540 per annum

GUIDE PRICE: £52,000- £55,000

LOT 5

VACANT FREEHOLD PARCEL OF LAND

Land adjacent to 34 Pound Lane Central, Noak Hill, Basildon, Essex, SS15 4EX

A parcel of land located on the east side of Pound Lane Central and in the residential area of Noak Hill.



APPROXIMATE SITE MEASUREMENTS (scaled from land registry title plan)

Frontage: 36 feet/11m
Depth: 173 feet/52m

PLANNING

For all enquiries please contact
Basildon District Council
01268 533333

VIEWING

Open Site

JOINT AUCTIONEERS

WHIRLEDGE & NOTT
CHARTERED SURVEYORS - AUCTIONEERS & VALUERS

The Black Barn, Lubards Lodge Farm,
Hullbridge Road,
Rayleigh,
Essex SS6 9QG
01268 783 377

GUIDE PRICE: £100,000 PLUS

LOT 6

FREEHOLD VACANT TWO BEDROOM DETACHED BUNGALOW WITH BUY TO LET POTENTIAL

7 Seaway, Jaywick, Clacton on sea, Essex, CO15 2HX

This detached brick built bungalow is located close to Jaywick seafront and within walking distance of local amenities and local shops. It is considered that this would make a very good buy to let opportunity either as a holiday home or for owner occupation.



ACCOMODATION

Two Bedrooms
Bathroom
Living area
Rear garden area

VIEWING

By appointment with the Auctioneers

GUIDE PRICE: £50,000-£55,000

LOT 7**FREEHOLD TWO STOREY FOUR BEDROOM VICTORIAN HOUSE WITH BUY TO LET POTENTIAL****66 Ashburnham Road, Southend on Sea, Essex, SS1 1QE**

Located conveniently for Southend Central Station, shopping centre and other local amenities, this bay fronted property offers extensive accommodation over both ground and first floors. The property is considered ideal for letting, perhaps on a room by room basis or for owner/occupation.

**ACCOMMODATION**

Reception room 1
12'9 x 10'6
Reception room 2
11'5 x 10'9
Reception room 3
10'9 x 13'8
Kitchen 9'4 x 10'9
Ground floor bathroom/wc

EXTERNALLY

Small rear garden

N.B.
Gas central heating
Mostly double glazed

VIEWING

By appointment with the Auctioneers

Bedroom 1 16'6 x 10'9
Bedroom 2 10'8 x 11'6
Bedroom 3 10'10 x 9'5
Bedroom 4 9'2 x 7'8
First floor wc

GUIDE PRICE: £150,000-£160,000**LOT 8****FREEHOLD PART VACANT/PART INVESTMENT COMMERCIAL OPPORTUNITY****10-16 Vineyard Street, Colchester, Essex CO2 7DG**

This freehold property comprises a terrace of three lock-up shop premises with first and second floor offices over. Two shops are offered with vacant possession and it is considered that a possible rental income of £4,000-£6,000 could be achieved from each unit, making this overall a very attractive investment purchase.

**LOCATION**

The subject property is situated just off St Botolph's Street in the heart of the town's regeneration area and is close to the proposed Vineyard Gate shopping development and multi-storey car parking facilities in Osborne Street.

14 Vineyard Street
Internal Width 16ft 0in Shop
Depth 15ft 2in
Ground Floor - Sales 345 sq.ft. (32 sq.m)

16 Vineyard Street
Internal Width 17ft 6in Shop
Depth 27ft 3in
Ground Floor - Sales 460 sq.ft. (42.7 sq.m)

ACCOMMODATION

10/12 Vineyard Street
Internal Width 13ft 0in Shop
Depth 15ft 1in
Ground Floor - Sales 165 sq.ft.
Disabled WC
First Floor - Offices 685 sq.ft.
Second Floor - Offices 255 sq.ft.
Net Internal Area 1,005 sq.ft. (102.65sq.m)

TENANCY - 10/12 Vineyard Street is let to the Samaritans by way of an Full Repairing and Insuring lease for fifteen years from the 25th March 1997 at a passing rent of £8,000 per annum exclusive.

VIEWING

Our Joint Auctioneers Whybrow Chartered Surveyors 01206 577667

GUIDE PRICE: £150,000-£160,000

LOT 9**LEASEHOLD VACANT STUDIO FLAT WITH BUY TO LET POTENTIAL****49 Burton Place, Chelmer Village, Chelmsford, Essex, CM2 6TY**

This ground floor studio flat is located in the popular residential development of Chelmer village, Springfield and is within short driving distance of Chelmsford town centre shopping and railway station. It is considered that this would make a great buy to let investment with expected potential rental income of between £425.00 - £450.00 per calendar month.

**MEASUREMENTS**

Separate kitchen area 6'6 x 8'5
Bathroom/WC
Living/bedroom area 12'9 x 10'2 with pull down bed and storage area

VIEWING

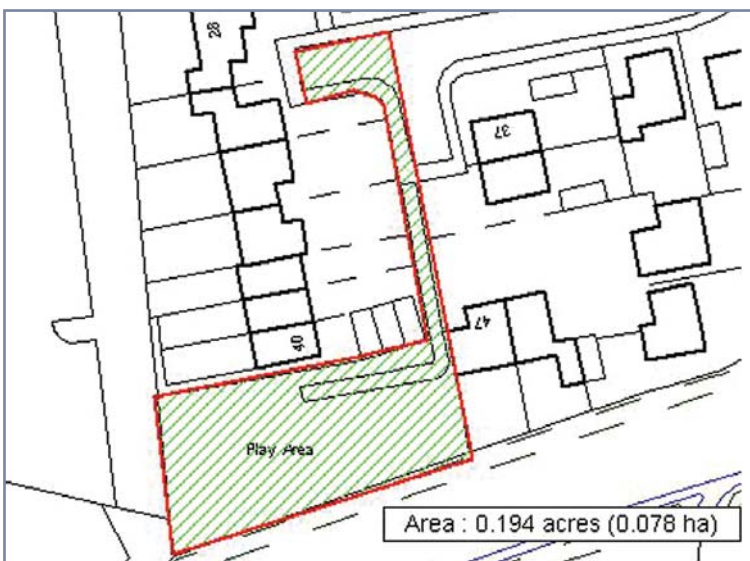
Keys held for viewing by Auctioneers

LEASE DETAILS

999 years 1st January 1980
Service Charge - We understand this is approximately £25 per calendar month

GUIDE PRICE: £70,000-£75,000**LOT 10****FREEHOLD PARCEL OF LAND 0.194 ACRES WITH DEVELOPMENT POTENTIAL SUBJECT TO PLANNING CONSENTS****Land at Wethersfield Way, Shotgate, Wickford, Essex, SS11 8XX**

This vacant freehold site was a former play area and now offers the opportunity of a potential development site subject to the usual local authority planning consents. The land is situated at the end of Wethersfield Way and is presently secured via the gates.



The site measures approximately 63ft x 124ft at its widest areas and we understand from the vendor that there is vehicular access.

VIEWING
Open site

JOINT AUCTIONEERS

Think Property
218 Leigh Road
Leigh on Sea
Essex, SS9 1BP
Tel: 01702 470625

**GUIDE PRICE: £100,000-£120,000**

LOT 11

VACANT LEASEHOLD ONE BEDROOM FLAT WITH BUY TO LET POTENTIAL

61a West Road, Shoeburyness, Southend on Sea, Essex SS3 9DT

This first floor one bedroom flat is located only yards from the local shopping amenities and just under a mile from Shoeburyness rail station. It is considered ideal for a buy to let investor - potential rental income between £400-450 PCM may be achieved, thus producing an attractive rental yield.



ACCOMMODATION

Bedroom 10'11 x 9'3
Living area 12'4 x 11
Kitchen 9'7 x 8'1
Bathroom/WC

VIEWING

By appointment with the Auctioneer

N.B.

Gas central heating (not tested)

LEASE

Approximately 74 years unexpired term
Ground Rent £50.00pa

GUIDE PRICE: £60,000-£65,000

LOT 12

VACANT TWO BEDROOM TERRACED HOUSE IN NEED OF IMPROVEMENT

23 The Grove, Southend on Sea, Essex, SS2 4DD

Acting on the instructions of the Executors, this property offers excellent potential for builders, developers or investors. Situated conveniently for Southend town centre, local schools, Southend East station and all other local amenities.



ACCOMMODATION:

Bedroom 1 14'8 x 9'4
Bedroom 2 11'6 x 8'8
First Floor Bathroom/WC
Lounge 1 14' x 11'2
Dining Room 12'2 x 11'10
Kitchen 10'4 x 8'11

VIEWING

Keys held for viewing by Auctioneers

JOINT AUCTIONEERS

Duncan.co

N.B.

Gas central heating
UPVC double glazed windows/door

T H Duncan & Co
797 London Road
Westcliff on Sea
Essex
SS0 9SY
Tel: 01702 476184

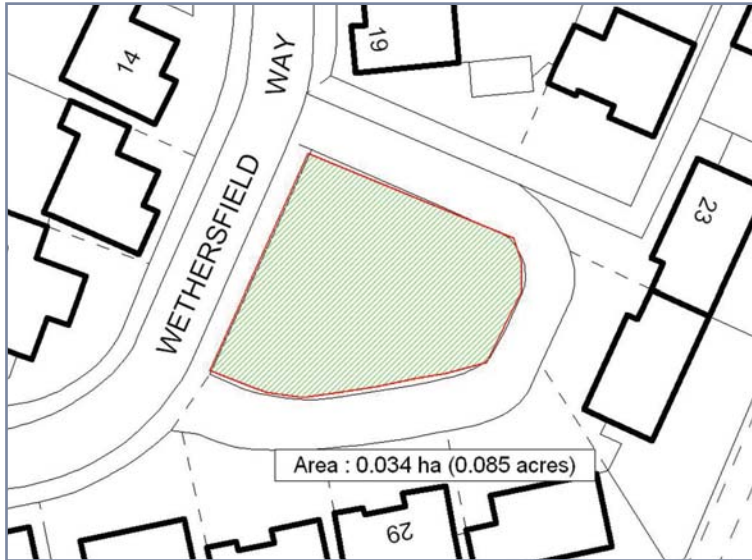
GUIDE PRICE: £120,000 PLUS

LOT 13

FREEHOLD PARCEL OF LAND 0.085 ACRES APPROXIMATELY
IN TOTAL

Land adjacent to Wethersfield Way, Shotgate, Wickford, Essex, SS11 8XX

This portion of grassed area is situated on a residential housing development and lies directly opposite detached family houses.



VIEWING
Open site

JOINT AUCTIONEERS



Think Property
218 Leigh Road
Leigh on Sea
Essex, SS9 1BP
Tel: 01702 470625



GUIDE PRICE: £15,000-£18,000

LOT 14

FREEHOLD RESIDENTIAL INVESTMENT OPPORTUNITY DETACHED
CHALET LET ON AN ASSURED SHORTHOLD TENANCY

15 Alvis Avenue, Jaywick, Clacton on Sea, Essex, CO15 2JU

This mainly timber constructed detached chalet home is located close to Jaywick seafront and offers excellent buy to let potential. The property is currently let and an Assured Shorthold Tenancy and provides rental income equating to a gross yield of more than 20% per annum.



ACCOMODATION
Two Bedrooms
Lounge
Kitchen
Bathroom W/C

TENANCY DETAILS
For a term of 6 months
from 25th May 2010 at a
rent of £450 PCM

N.B.
We understand that all
main services are
provided.

VIEWING
By appointment with the
Auctioneers

Please note that Dedman
Gray Auction have not
inspected this property.

GUIDE PRICE: £25,000-£28,000

LOT 15

VACANT FREEHOLD SEMI DETACHED HOUSE ARRANGED AS THREE FLATS

26a & 26b Westbury Road, Brentwood, Essex, CM14 4JR

This substantial Victorian semi detached house has been converted into flats providing excellent accommodation. The property is located very close to Brentwood high street and is therefore in easy walking distance to high street shops, local bars and Brentwood station. The property is considered ideal for letting the flats individually or alternatively the property could be converted back to a splendid family home if required subject to usual planning consents.



MEASUREMENTS
26a Westbury Road
Kitchen 11, 7 x 8'3
Bedroom 14' x 14'1
Dining Room 11'6 x 10'4

Third Floor Flat
Lounge 18'9 x 12'4
Kitchen 9' x 6'
Bedroom 7'5 x 13'8
Bathroom/WC

N.B.
Gas central heating
Double glazing

VIEWING
By appointment with the
Auctioneers

We advise that the second
floor flat does not conform
to fire safety regulations

26b Westbury Road
First Floor
Kitchen 11'9 x 11'8
Lounge 14'1 x 14'1
Bedroom 14' x 14'

GUIDE PRICE: £400,000-£420,000

fast lettings

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peace of mind

looking for an *investment* property?

we won't gloss over the facts...

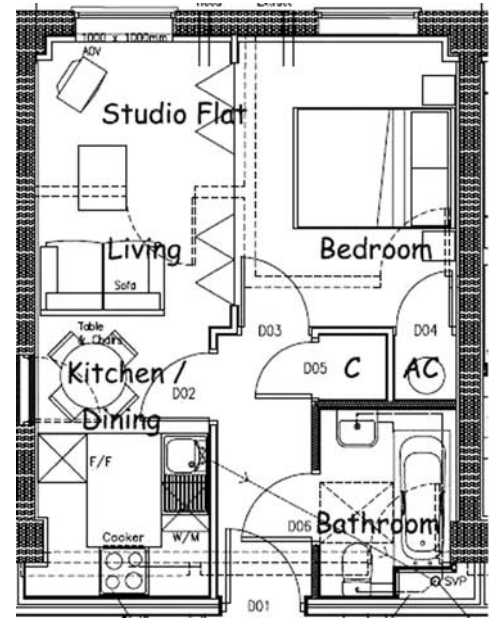
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LOT 16

**SUPERB BUY TO LET INVESTMENT - CONTEMPORARY ONE BED
FIRST FLOOR APARTMENT WITH GUARANTEED YIELD RETURN**



GUIDE PRICE: £130,000 PLUS

Apartment 4 Arcade Chambers, St Thomas Road, Brentwood, Essex, CM14 4DB

Located directly off Brentwood High Street, Arcade Chambers sits in a prime location with all amenities. Brentwood station is a short walking distance, combined with fast access to the M25, the A12 for East Anglia.

It is considered to be an excellent opportunity for buy to let investors. The apartment is already let subject to an Assured Shorthold Tenancy and in a bold step, the seller is guaranteeing a rental yield of 7% of selling price (including any shortfall in rent), for a maximum period of 2 years from the date of completion.

TENANCY

An assured shorthold tenancy, for a period of 12 months from 29th May 2010.

LEASE

New 125 year lease
Ground Rent £350 pa
Service Charge £1,100 pa

N.B.

Gas Central Heating
Photographs used are for general guidance only and do not show the actual property being sold.

VIEWING

By appointment with the Auctioneers.





GUIDE PRICE: £130,000 PLUS

Apartment 15 Arcade Chambers, St Thomas Road, Brentwood, Essex, CM14 4DB

Located directly off Brentwood High Street, Arcade Chambers sits in a prime location with all amenities. Brentwood station is a short walking distance, combined with fast access to the M25, the A12 for East Anglia.

It is considered to be an excellent opportunity for buy to let investors. The apartment is already let subject to an Assured Shorthold Tenancy and in a bold step, the seller is guaranteeing a rental yield of 7% of selling price (including any shortfall in rent), for a maximum period of 2 years from the date of completion.

TENANCY

An assured shorthold tenancy for a period of 12 months from 6th May 2010.

LEASE

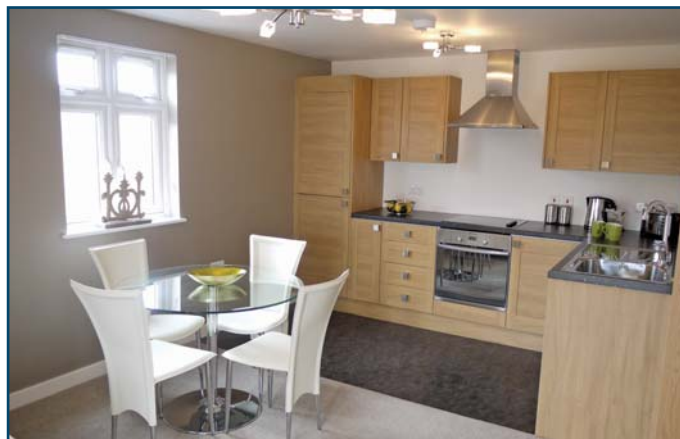
New 125 year lease
 Ground Rent £350 pa
 Service Charge £1,100 pa

N.B.

Gas Central Heating
 Photographs used are for general guidance only and do not show the actual property being sold.

VIEWING

By appointment with the Auctioneers.



LOT 18

A VACANT FREEHOLD SITE WITH PLANNING CONSENT FOR A BLOCK OF 7 LOCK-UP GARAGES

Vacant Site (Garages), r/o Barclay Court, 14 Southchurch Boulevard, Southend on Sea, Essex, SS2 4XA

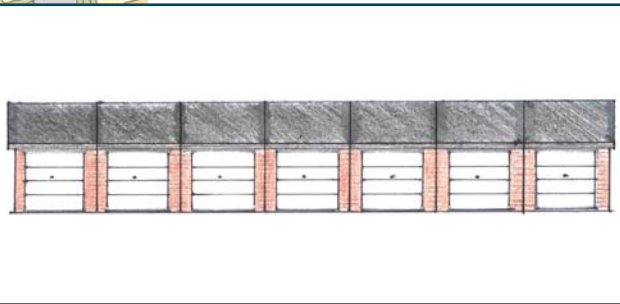
A vacant site located close to the White Horse at Southchurch Boulevard, between Southend and Thorpe Bay. The site gives potential for many uses, subject to necessary Planning Consent.



However consent has been granted permission for the erection of a garage block comprising 7 separate lock-up garages.

PLANNING
Application No.
SOS/09/01652/FUL
Expiry: 17/11/2012
Southend Borough Council
01702 215 004

N.B. - the section coloured PINK forms part of the existing parking area as a right of way for Barclay Court residents and the section coloured BLUE is the potential development site, as depicted in the Land Registry title plan, details of which are available in the legal pack.



VIEWING
Interested parties may carry out an inspection by viewing the site from the car park at the White Horse. Further particulars, drawings and legal pack are available from the Auctioneers office.

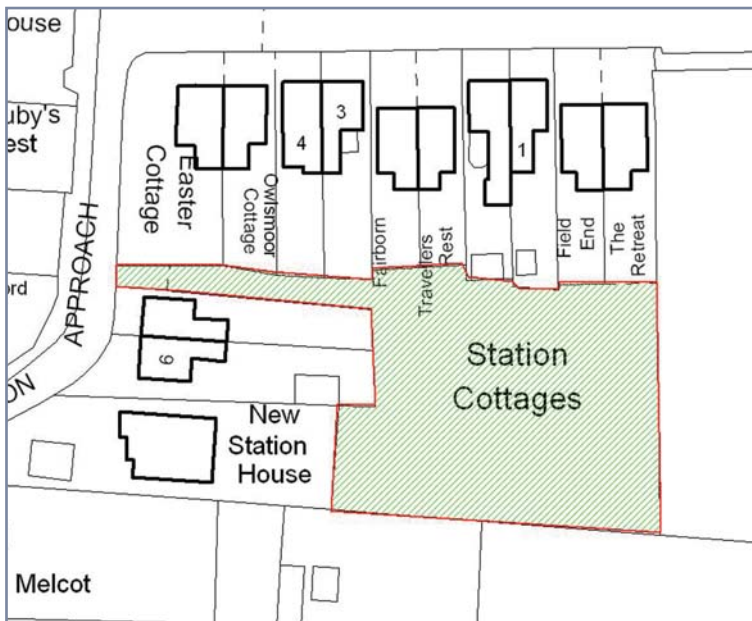
GUIDE PRICE: £30,000-£35,000

LOT 19

FREEHOLD PARCEL OF LAND 0.38 ACRES APPROXIMATELY IN TOTAL

Land rear of Station Approach, North Fambridge, Essex, CM3 6NE

This portion of land is located just to the rear of adjoining gardens, with road access from Station Approach.



The location is ideal for North Fambridge Mainline station, serving this quiet, semi rural village close to the River Crouch and Marina.

VIEWING
Open site



GUIDE PRICE: £25,000-£30,000

LOT 20**LEASEHOLD ONE BEDROOM FLAT LET ON ASSURED SHORTHOLD TENANCY SOLD AS AN INVESTMENT****286A Leigh Road, Leigh on Sea, Essex, SS9 1BW**

This one bedroom first floor flat is located above a small terrace of shops in Leigh Road, close to the junction with The Broadway and therefore convenient for Leigh's local amenities, shops, bars and restaurants. The property is currently let on an assured short hold tenancy and the flat is considered ideal for its letting investment value or even owner/occupation.

**ACCOMMODATION**

Lounge 15'1 x 14'
Kitchen 9'3 x 8'6
Bedroom 10 x 9'5
Bathroom/WC

LEASE DETAILS

Approximately 73 years unexpired
Ground rent: TBC

VIEWINGS

By appointment with the Auctioneers. Please note block viewings only.

N.B.

Gas central heating
Double Glazing

TENANCY

For an initial term of 6 months, from 13th February 2010 at rent of £575.00 PCM. The tenancy is now statutory periodic.

GUIDE PRICE: £80,000 PLUS

LOT 21**3,700 SQFT COMMERCIAL OFFICE INVESTMENT WITH VIRTUAL FREEHOLD****113-117 South Street, Romford, Essex, RM1 1NX**

These offices occupy the entire first and second floor offices over retail premises on South Street in the town centre, within close proximity to Romford mainline station (Liverpool Street service) and the main shopping centre.

**ACCOMMODATION**

1st Floor 1,704 sqft
2nd Floor 2,011 sqft

VIRTUAL FREEHOLD

999 years at a peppercorn ground rent.

RENTAL INCOME

The offices are let to Essex International College with a commencing rent of £30,000pa rising to £35,000pa in the fifth year. The ten year lease commenced on the 3rd June 2010 with a mutual option to break at the seventh year. Lease details available in the legal pack.

VIEWINGS

By appointment with the Auctioneers

GUIDE PRICE: £300,000 PLUS

LOT 22**FREEHOLD RESIDENTIAL INVESTMENT OPPORTUNITY DETACHED CHALET LET ON AN ASSURED SHORTHOLD TENANCY****32 Sunbeam Avenue, Jaywick, Clacton on Sea, Essex, CO15 2JJ**

This mainly timber constructed detached chalet home is located close to Jaywick seafront and offers excellent buy to let potential. The property is currently let and an Assured Shorthold Tenancy and provides rental income equating to a gross yield of more than 20% per annum.

**ACCOMODATION**

Two Bedrooms
Lounge
Kitchen
Bathroom W/C

VIEWING

By appointment with the Auctioneers.

N.B.

We understand that all main services are provided.

Please note that Dedman Gray Auction have not inspected this property.

TENANCY DETAILS

For an initial term of 6 months from 27th November 2008 at a rent of £450 PCM

GUIDE PRICE: £25,000-£28,000

LOT 23**VACANT FREEHOLD FOUR BEDROOM DETACHED HOUSE BY ORDER OF THE MORTGAGEES IN POSSESSION****5 Mill Street, St Osyth, Clacton on Sea, Essex, CO16 8EJ**

This detached property has good frontage over looking recreational grounds and offers excellent family sized accommodation. The property is located only a short walking distance from St Osyth village and is considered to be ideal for owner occupation or for its letting investment value.

**ACCOMODATION**

GROUND FLOOR
Lounge 20'4 x 12'11
Dining Room 9'1 x 9'10
Kitchen 20'4 x 9'10
Ground floor shower room/WC
Utility room 10'6 x 6'11
Garage 18'7 x 10'7
Off road drive for several vehicles
Rear views over nearby countryside

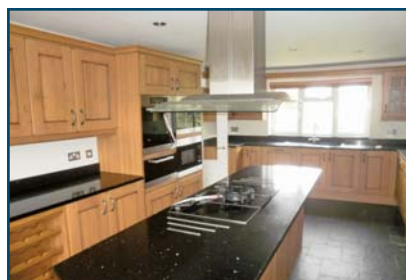
FIRST FLOOR

Bedroom 1 11' x 11'4
Bedroom 2 11'9 x 11'1
Bedroom 3 13'8 x 8'8
Bedroom 4 11'1 x 8'4
Bathroom/WC

N.B. Gas Central heating
Double glazed windows

VIEWING

Keys held for viewing by Auctioneers



GUIDE PRICE: £230,000 PLUS

LOT 24**VACANT LEASEHOLD TWO BEDROOM FLAT WITH REAR GARDEN AND GARAGE****42 Dukes Farm Road, Billericay, Essex, CM12 0QA**

This two bedroom ground floor flat is situated just under a mile from Billericay Railway station, shops and high street shopping. The flat is considered ideal for owner/occupier or for its letting investment value and with the added benefit of having its own garage.



Lounge 14'10 x 12
 Bedroom 1 10'3 x 12'5
 Bedroom 2 10'10 x 9'4
 Kitchen 11'10 x 10'3
 Shower room/WC
 Garage en bloc

LEASE DETAILS
 Lease dated 25th
 December 1964 for a
 term of 99 years.
 Ground Rent £15 pa
 including garage

N.B.
 Gas Central Heating
 Double Glazed

VIEWING
 By appointment with the
 Auctioneers



GUIDE PRICE: £150,000-£160,000

LOT 25**VACANT FREEHOLD DETACHED CHALET BUNGALOW IN NEED OF COMPLETE REFURBISHMENT****192 South Avenue, Southend on Sea, Essex, SS2 4HT**

Located in a good residential turning off Hamstel Road, this detached property is in need of a complete improvement and refurbishment, but offers superb potential. The existing accommodation is arranged over two floors and provides:



**GROUND FLOOR
 ACCOMMODATION**
 Lounge 15'6 x 11
 Kitchen 9'8 x 6'1
 Dining Room 12'10 x 11
 Bedroom 3 11'11 x 10'11
 Bathroom

**FIRST FLOOR
 ACCOMMODATION**
 Bedroom 1 15'2 x 11'11
 Bedroom 2 11'10 x 9'7

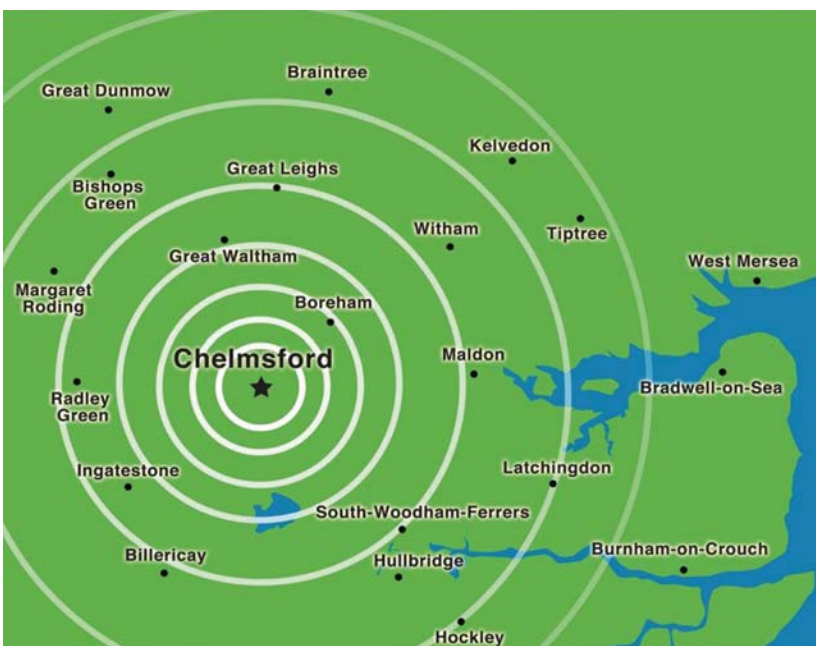
EXTERNALLY
 Rear Garden via side
 access

VIEWING
 Keys held for viewing by
 Auctioneers

GUIDE PRICE: £130,000-£135,000



- Dedman Gray extensively markets and promotes each auction
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www.dedmangray.co.uk**



Future Auction Dates

9th February 2011 (The Cliffs Pavilion, Westcliff-on-Sea)

Tel: 01702 311010

www.dedmangray.co.uk

Directions to The Cliffs Pavillion

From London

Use either the A127 or A13 from the M25 to Southend and head for the town centre or seafront. Once there follow the brown tourist signs

The Cliffs Pavilion

Station Road
Westcliff-on-Sea
Essex SS0 7RA

