

6 WEEK COMPLETION



SITUATION

Located within the car park of Thetford & District Ex-Service Social Club to the west of Thetford town centre within close proximity to the A134 and serving the surrounding residential area.

Thetford is an attractive market town which lies on the A11 some 18 miles south-west of Norwich.

PROPERTY

A detached single storey building comprising a **Ground Floor Retail Unit** which benefits from customer parking.

ACCOMMODATION

Ground Floor Retail Unit

Gross Frontage	29'1"
Internal Width	27'2"
Shop and Built Depth	23'11"
2 WCs	

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Coral Racing Ltd (having approx 1,600 branches)** for a term of 16 years from 3rd February 2011 at a current rent of **£5,000 per annum** exclusive.

Rent Reviews 2016 and 2021 to greater of OMV or 2.5% p.a. compounded. Therefore, the minimum rent in 2016 will be £5,657 p.a.

**£5,000 per annum with
Minimum Rental Uplifts**

The Surveyors dealing with this property are
JOHN BARNETT and **NICHOLAS BORD**

VENDOR'S SOLICITORS

Wallace LLP - Tel: 020 7636 4422
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts