

6 WEEK COMPLETION



**SITUATION**

Occupying a prime pedestrianised trading location adjacent to **Greggs** and amongst such other multiple traders as **WHSmith, Boots, Natwest, Superdrug, William Hill** and many others in the heart of this busy town. In addition, there is a large **Tesco Supermarket & Car Park** to the rear of the property. Beeston lies approximately midway between Kings Lynn and Norwich, both of which are easily accessible via the A47.

**PROPERTY**

A terraced property arranged as a **Ground Floor Shop** with internal access to **Basement Storage** plus further **Storage/Staff Accommodation** on the three upper floors. In addition, the property includes a lift.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**ACCOMMODATION**

<b>Ground Floor Shop</b>	
Gross Frontage	34'2"
Internal Width	28'8"
Shop Depth	50'5"
Built Depth	58'3"
Sales Area	Approx 1,445 sq ft
<b>First Floor Storage/Staff/Office</b>	
Area	Approx 1,045 sq ft
WC	
<b>Second Floor Storage</b>	
Area	Approx 1,500 sq ft
3 WCs	
<b>Third Floor Storage</b>	
Area	Approx 1,605 sq ft
<b>Basement</b>	
Area	Approx 450 sq ft
<b>Total Area</b>	<b>Approx 6,045 sq ft</b>

**£40,000 per annum**

The Surveyors dealing with this property are **MATTHEW BERGER** and **NICHOLAS BORD**

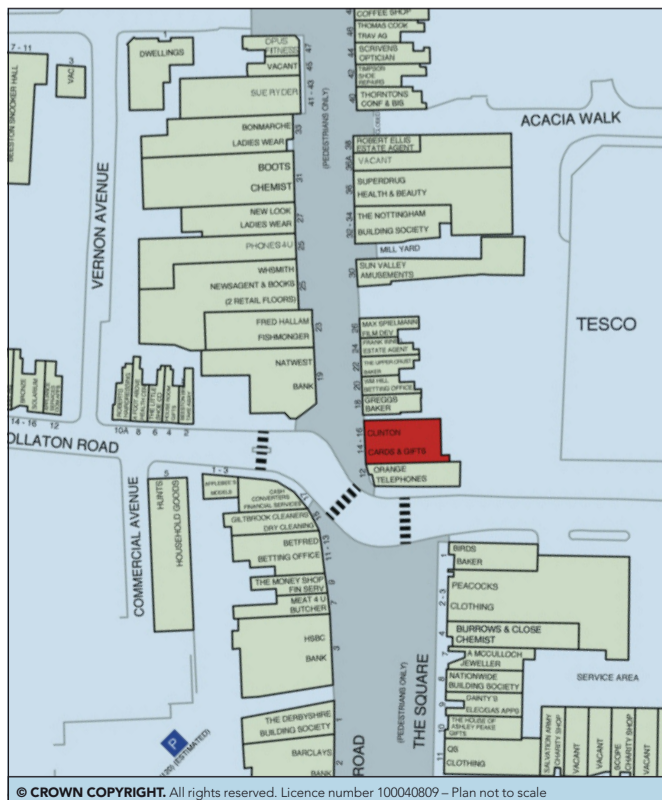
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**TENANCY**

The entire property is let on a full repairing and insuring lease to **Clinton Cards (Essex) Limited (T/O for Y/E 01/08/10 £336.9m, Pre-Tax Profit £12.2m and Net Worth £19.6m) (Holding Company – Clinton Cards plc – with approx 650 branches)** for a term of 5 years from 22nd January 2012 (See **Note**) at a current rent of **£40,000 per annum exclusive**.

**Note: The lease is a renewal of a previous lease and the tenant has been in occupation for over ten years. The rent under the previous lease was £55,000 per annum.**



View along High Road from Property

**VENDOR'S SOLICITORS**  
Compton Solicitors LLP - Tel: 020 7485 0888  
Ref: S Compton Esq - Email: sc@comptons.co.uk

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