

6 WEEK COMPLETION



SITUATION

Located in a prominent position close to the junction with Hill Road and serving the surrounding residential community. Lowestoft is a busy Suffolk coastal town with a substantial catchment population situated approximately 10 miles south of Great Yarmouth and 28 miles to the south-east of Norwich, with easy access via the A146 and A12 trunk roads.

PROPERTY

An attractive doubled fronted property comprising a **Ground Floor Public House** with **Cellar Storage** plus internal and separate side access to **Residential Accommodation** at first floor level together with a rear **Beer Garden**.

ACCOMMODATION

Ground Floor Public House

Gross Frontage	46'6"
Internal Width	41'3"
Built Depth	55'3"
Bar/Restaurant Area	Approx 740 sq ft
Kitchen Area	Approx 95 sq ft

Cellar

Storage Area	Approx 115 sq ft
2 WC's	

First Floor Residential

5 Rooms, Bathroom/WC

VAT is NOT payable in respect of this Lot

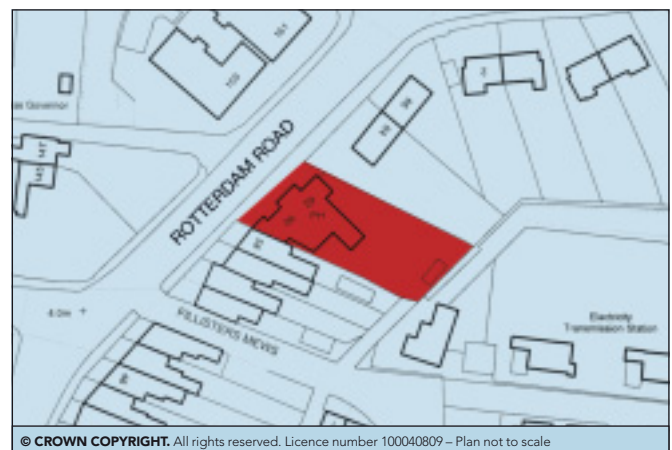
FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **G. Searsby as a Public House/Restaurant** for a term of 20 years from 24th October 2008 at a current rent of **£18,200 per annum** exclusive.

Rent Reviews 2012 and 4 yearly

Note: The lessee did not exercise the 2011 break clause.



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£18,200 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **MATTHEW BERGER**

VENDOR'S SOLICITORS

Vincent, French & Browne - Tel: 020 7831 4994
Ref: Ms Jill Mehrji - Email: info@vfb.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