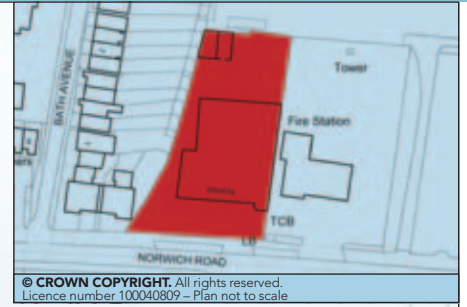


6 WEEK COMPLETION



**SITUATION**

Occupying a prominent main road position, just east of the town centre in a predominantly residential area. East Dereham lies 16 miles west of Norwich and 26 miles east of King's Lynn, enjoying good road communications with the A47 and the A1075.

**PROPERTY**

A terraced parade comprising **No.43 - a Large Ground Floor Shop with separate Workshop Unit** and **2 Rear Lean-to Garages**, plus **3 Ground Floor Shops (Nos. 39, 41 & 43a)** and a **Front Forecourt** all sold off on long leases. There is a rear service area for unloading.

VAT is payable in respect of this Lot

**FREEHOLD**



**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 43 (Shop & 2 Garages)	Gross Frontage 28'1" Internal Width 32'7" Shop Depth 52'10" Built Depth 108'10" Showroom Area Approx 1,385 sq ft Workshop Area Approx 2,000 sq ft Storage/Office Area Approx 755 sq ft <b>Total Area Approx 4,140 sq ft</b> 3 WCs <b>2 Garages</b>	<b>Dignity Funerals Ltd (The UK's largest provider of funeral related services and listed on the London Stock Exchange with a heritage that dates back to the 1870s – source: www.dignityfunerals.co.uk)</b>	15 years from 18th June 2012	£24,500	FRI <b>Rent Reviews 2017 and 2022</b> <b>Tenant's Break 2019</b> <b>Note: The rear workshop is sublet at £13,200 p.a. to an established registered MOT garage that has been in occupation for the past 4 years.</b>
Nos. 39, 41 & 43A (3 Shops) and Car Parking Spaces on Forecourt	Not Inspected	Various	Each 999 years from between 2002–2011	£400	Each FRI Each £100
<b>TOTAL</b>				<b>£24,900</b>	

**£24,900 per annum**

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

**VENDOR'S SOLICITORS**  
Read Roper & Read - Tel: 0161 830 5637  
Ref: A. Barr. Esq - Email: abarr@readroper.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 £600 (including VAT) upon exchange of contracts