



SITUATION

Located in this attractive retail Courtyard which leads to the town centre shopping in Market Place, opposite **St Nicholas Church** and **NatWest** and conveniently situated near to a Public Car Park.

North Walsham is an attractive village which lies some 10 miles north-east of Norwich and 4 miles south-east of Cromer.

PROPERTY

Comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** above. In addition, the property includes 2 car spaces.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 18'0" Internal Width 17'0" Shop Depth 29'6" Plus 1 Car Space	Kitale School Uganda (registered charity number) (See Note)	10 years from 1st July 2013	£8,500	FRI Rent Review 2018
First Floor Flat	Not Inspected Plus 1 Car Space	Individual	125 years from 1st July 2013	£150	FRI Rent doubles every 25 years
TOTAL				£8,650	

Note: The lessee trades from a Café at No. 4 St Nicholas Court as well as a unit in nearby Market Place and a unit in Cromer.

£8,650 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **STEVEN GROSSMAN**



VENDOR'S SOLICITORS
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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 £350 (including VAT) upon exchange of contracts