



SITUATION

Occupying a prominent trading position within this busy pedestrianised retail thoroughfare in the town centre, close to a **Debenhams Department Store** and amongst such multiple retailers as **Sports Direct, Lloyds TSB, Santander** and many more.

King's Lynn is located on the Norfolk coast at the mouth of The Wash having excellent road communications with the A10, A17, and A47 being some 12 miles from Wisbech and 35 miles west of Norwich.

PROPERTY

A mid terraced building comprising **2 Ground Floor Shops**, one of which has internal access to **Offices** on the first floor. In addition, the property benefits from parking at the rear.

VAT is NOT payable in respect of this Lot

FREEHOLD



£38,000 per annum

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



View along the High Street

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 105 (Ground Floor Shop)	Gross Frontage 16'9" Internal Width 15'8" Shop Depth 60'6" Built Depth 70'1" Sales Area Approx 945 sq ft WC	Pacific Retail UK Ltd t/a Motorworld (having 100 branches) (Ultimate Holding Company – Tetrosyl Group Ltd – T/O for Y/E 31/12/11 £157.7m, Pre-Tax Profit £10.8m and Net Worth £56.4m)	5 years from 25th September 2012 (Renewal of a previous lease)	£15,000	FRI Tenant's Break Sept 2015 subject to a £3,750 rent penalty.
No. 106 (Ground Floor Shop & First Floor Offices plus Rear Yard)	Ground Floor Shop Gross Frontage 17'1" Internal Width 15'5" Shop and Built Depth 69'6" Area Approx 1,025 sq ft First Floor Offices Area Approx 1,015 sq ft 4 WCs	Cheque Centres Ltd (Having approx. 490 branches) (Holding Company – Cheque Centres Group Ltd – T/O for Y/E 31/12/11 £317.7m, Pre-Tax Loss £2.2m and Net Worth £7.2m)	10 years from 4th July 2011	£23,000	FRI (subject to a schedule of condition) Rent Review and Tenant's Break 2016
TOTAL				£38,000	

VENDOR'S SOLICITORS

Macroy Ward – Tel: 020 8440 3258
Ref: Ms Martina Ward – Email: martina@macroyward.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 £350 (including VAT) upon exchange of contracts