

6 WEEK COMPLETION



SITUATION

Located close to the junction with Lilburne Avenue within this established local parade serving the surrounding residential population and approximately 1 mile north of Norwich city centre.

PROPERTY

A single storey end of terrace building comprising a **Ground Floor Shop**. In addition, the property includes a rear hard standing area for parking/loading accessed from a rear service road and there is front lay-by parking.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	15'7"
Internal Width	13'4" narrowing to 11'6"
Shop Depth	36'3"
Built Depth	45'8"
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 **R. Kajanthan as a Convenience Store** for a term of 15 years from 2nd February 2011 at a current rent of **£7,000 per annum** exclusive.

Rent Reviews 2014 and 3 Yearly



£7,000 per annum

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

VENDOR'S SOLICITORS

Penningtons LLP – Tel: 020 7457 3000
Ref: J. Woodhead Esq. – Email: john.woodhead@penningtons.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