



SITUATION

Located in this busy shopping precinct which is anchored by a **Co-Operative Food Supermarket**, close to the junction with Recreation Road, adjacent to a **Sue Ryder Care** and near to a **Haart, Post Office** and a variety of specialist traders serving the surrounding residential area. Other nearby occupiers include Recreation Road School to the rear, the University of East Anglia and a number of hospitals, resulting in many students and nurses occupying flats above the properties. Norwich city centre lies approximately 1 mile to the east and is the main administrative and commercial centre of East Anglia.

PROPERTY

Forming part of a modern neighbourhood shopping precinct comprising a **Ground Floor Restaurant**. In addition, there is a rear service road for unloading and a front shopper's car park.

ACCOMMODATION

Ground Floor Restaurant

Gross Frontage	18'9"
Internal Width	23'2"
Shop Depth	38'11"
Built Depth	48'4"
Ladies & Gents WCs	

£13,000 per annum

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

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 999 years from 22nd March 2002 at a peppercorn.

TENANCY

The property is let on a full repairing and insuring lease to **Z Duan as a Chinese Restaurant** for a term of 20 years from 22nd November 2007 at a current rent of **£13,000 per annum** exclusive.

Rent Reviews 2017 and 2022

Note 1: We are informed the tenant, who currently occupies 3 other units within the parade, is in the process of assigning the lease to another Chinese restaurant operator.

Note 2: In recent years the shopping precinct has undergone a comprehensive refurbishment of the flats and new paving and landscaped areas to the common parts.

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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 £500 (including VAT) upon exchange of contracts