



6 WEEK COMPLETION



SITUATION

Located at the junction with King Street (which is the prime retail pitch) within the heart of this busy town centre, adjacent to **Swinton Insurance** and amongst a number of multiple retailers including **Marks & Spencer, River Island, H Samuel, HSBC, Body Shop** and **Greggs**.

Great Yarmouth is a popular coastal resort, located approximately 18 miles east of Norwich, 8 miles north of Lowestoft and easily accessible via the A47, A143 and A12.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** and **Basement** with internal access to **Ancillary Accommodation** at first, second and third floor level.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	23'9"	Internal Width	21'7"
narrowing to	17'11"	Shop & Built Depth	37'0"
Sales Area		Approx	620 sq ft

Basement Area

Approx 290 sq ft

First Floor Ancillary Staff Area

Approx 530 sq ft

Second Floor Store Area

Approx 315 sq ft plus 2 WCs, Kitchen

Third Floor Store Area

Approx 550 sq ft

Total Area

Approx 2,305 sq ft

VAT is NOT payable in respect of this Lot FREEHOLD

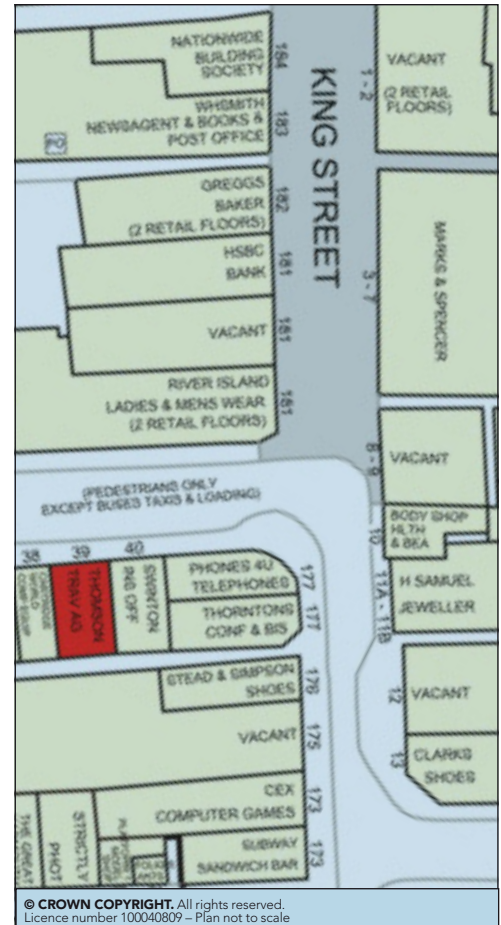
TENANCY

The entire property is let on a full repairing and insuring lease to **TUI UK Retail Ltd (ultimate holding company TUI Travel plc) (Travel Agents having approx. 750 branches)** for a term of 5 years from 25th December 2013 at a current rent of **£16,000 per annum** exclusive. **(Renewal of a previous lease).**

Rent Review and Tenant's Break 2018

Note: The Lessees have undertaken to carry out a substantial refurbishment of the building costing around £50,000 as a condition of the new lease.

The Surveyors dealing with this property are **JONATHAN ROSS** and **NICHOLAS BORD**



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VENDOR'S SOLICITORS

Bevan Kidwell - Tel: 020 7843 1820
Ref: J. Bevan Esq - Email: john@bevankidwell.com

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