

41A

53 Prince of Wales Road, Norwich, Norfolk NR1 1BL

Reserve below £140,000

999 YEAR LEASEHOLD FOR SALE
BY PUBLIC AUCTION
THURSDAY 17TH JULY 2014 AT 12 PM
(UNLESS SOLD PRIOR)
AT THE RADISSON BLU PORTMAN HOTEL,
22 PORTMAN SQUIRE, LONDON W1H 7BG

6 WEEK COMPLETION



SITUATION

Located close to the junction with St Vedast Street within the city centre, adjacent to **Tesco Express** with nearby occupiers including **KwikFit**, **Domino's Pizza** and **Essence**.

Norwich is an attractive City and vibrant commercial centre which lies some 19 miles west of Great Yarmouth and 45 miles north of Ipswich and enjoys good road links via the A11 and M11.

PROPERTY

Forming part of a terraced building comprising a **Ground Floor Shop and Basement**.

ACCOMMODATION*

Ground Floor Shop

Gross Frontage 18'0"
Area Approx 905 sq ft
WC

Basement

Area Approx 280 sq ft

*Not inspected by Barnett Ross. Areas and measurements supplied by Vendor.

TENURE

Leasehold for a term of 999 years from completion at a peppercorn ground rent.

TENANCY

The property is let on a full repairing and insuring lease to **Coral Estates Ltd (having approx. 1,600 branches)** for a term of 10 years from 10th May 2007 at a current rent of **£15,000 per annum** exclusive.



VAT is payable in respect of this Lot



Brook Point 1412 High Road, Whetstone, London N20 9BH
Tel: 020 8492 9449 Fax: 020 8492 7373 Ref: SG/MB

VENDOR'S SOLICITORS

Freemans Solicitors - Tel: 020 7935 3522
Ref: H. Freeman, Esq - Email: hf@freemanssolicitors.net

General Conditions and Memorandum
As per Barnett Ross Catalogue 17th July 2014

The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts