



**SITUATION**

Occupying a prominent trading position directly opposite a large **Hughes Electrical Store**, close to **Superdrug**, **Lloyds Bank**, **Holland & Barrett** and **HSBC** as well as a host of established local traders, only a short distance from the junction with Market Place in the heart of this attractive market town.

Fakenham lies some 24 miles north-west of Norwich and 23 miles east of Kings Lynn with excellent road access via the A148 Trunk Road.

**PROPERTY**

An attractive terraced building comprising **2 Ground Floor Shops (including one Double Unit)** with separate rear access to a **Self-Contained Flat** at first floor level.

**VAT is payable in respect of this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No.15/17 (Ground Floor Double Shop)	Gross Frontage 26'2" Internal Width 24'11" Shop Depth 20'3" Built Depth 47'5" WC	<b>S. Cutler t/a Fakenham Eyewear (Opticians)</b>	15 years from June 2014 <b>(Renewal of a previous 9 year lease)</b>	£10,000	FRI <b>Rent Reviews 5 yearly</b> Visit: <a href="http://www.fakenhameyewear.com">www.fakenhameyewear.com</a>
No.19 (Ground Floor Shop)	Gross Frontage 12'2" Internal Width 11'4" Shop Depth 61'5" WC	<b>Pedlars Gold (East Anglia) Ltd (with Directors Guarantor) (Gifts, Cards, Kitchenware, Bakeware, Stationary &amp; Crafts – having 2 branches) (Incorporated 15th December 2000 and have traded in Fakenham for circa 14 years)</b>	6 years from 20th August 2014	£8,000	FRI <b>Rent Review and Tenant's Break 2017</b> Visit: <a href="http://www.pedlarsgold.co.uk">www.pedlarsgold.co.uk</a>
Nos. 15/17/19 (First Floor Flat)	Not Inspected	Individual	999 years from 2006	Peppercorn	FRI
<b>TOTAL</b>				<b>£18,000</b>	

**£18,000 per annum**

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

\* Refer to Point 9 in the 'Notice to all Bidders' page

**VENDOR'S SOLICITORS**  
DLH Solicitors – Tel: 01200 538 578  
Ref: D. Hester Esq – Email: [dominic@dlhsolicitors.co.uk](mailto:dominic@dlhsolicitors.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 £500 (including VAT) upon exchange of contracts