

View of Market Square

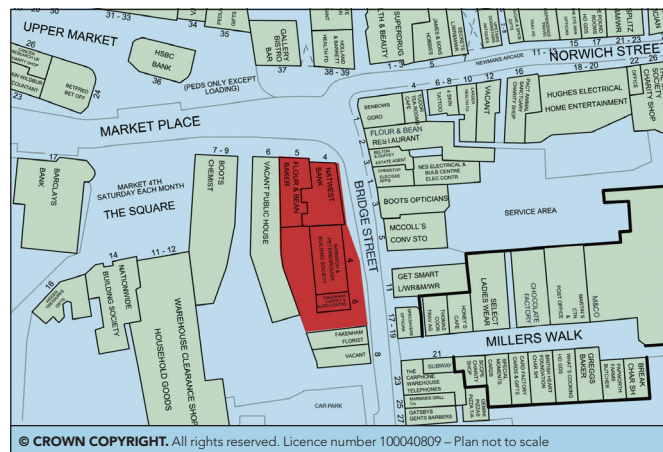
6 WEEK COMPLETION



SITUATION

Occupying the best trading position in the heart of the Town Centre with frontages to both the Market Square and also the modern **Millers Walk Shopping Centre**, amongst such multiples as **Boots (2 branches), M&Co, Greggs, Superdrug, Carphone Warehouse, Argos, HSBC, Barclays** and many others.

Fakenham is an attractive Market Town lying some 24 miles north-west of Norwich and 23 miles east of Kings Lynn with excellent road access via the A148 trunk road.



PROPERTY

A substantial corner Grade II Listed building comprising the following:

- No. 4 Market Place -** Ground Floor Banking Hall with Ancillary Office/Staff accommodation at First Floor Level (also running above No. 4 Bridge Street).
- No. 6 Market Place -** Ground Floor Shop with internal access to Ancillary Storage/Prep Areas at First & Second Floor Level.
- No. 4 Bridge Street -** Ground Floor Building Society (recently refurbished).
- No. 6 Bridge Street -** Ground Floor Shop.

There is rear access for unloading and parking via Bridge Street.

VAT is NOT payable in respect of this Lot

FREEHOLD

£67,305 per annum

The Surveyors dealing with this property are
JOHN BARNETT and **JONATHAN ROSS**

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



TENANCIES & ACCOMMODATION

Not inspected internally by Barnett Ross – Floor areas supplied by Vendor.

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No 4 Market Place & First Floor of No 4 Bridge Street	Ground Floor Banking Hall Area 1,845 sq ft ITZA 1,141 units First Floor Office/Staff Area 772 sq ft	National Westminster Bank Plc (See Note 1)	21 years (less 1 day) from 13th December 2006	£31,355	FRI (service charge cap rising annually in line with RPI) Rent Review 2021 to higher of OMV or 3.75% uplift.
No 6 Market Place	Ground Floor Shop Area 248 sq ft First Floor Store/Prep Area 790 sq ft Second Floor Storage Area 224 sq ft	Newstar Bakery Ltd (guaranteed by Newstar Retail Ltd t/a Flour & Bean (Bakers having 12 branches)	10 years from 20th October 2011	£9,500	FRI by way of service charge Tenant's Break 2016
No 4 Bridge Street	Ground Floor Building Society Area 903 sq ft ITZA 867 units	Norwich & Peterborough Building Society (See Note 2)	10 years from 7th December 2007	£20,450	FRI by way of service charge Rent Review 2012 (Outstanding)
No 6 Bridge Street	Ground Floor Shop Area 295 sq ft	D Rust (Carpets & Blinds)	5 years from 13th July 2006	£6,000	FRI Holding Over.
TOTAL				£67,305	

Note 1: Nat West Bank Plc is a wholly owned subsidiary of Royal Bank of Scotland Plc who have a market capitalisation of £43bn and are 81% owned by HM Government.

Note 2: Norwich & Peterborough B.S. operate from 47 branches and merged in 2011 with Yorkshire B.S. who are the UK's second largest Building Society with a combined total of 224 branches. 2014 Interim Results for Yorkshire B.S. showed a pre-tax profit of £117.1m with Total Mortgage Balances of £30.8bn.

Visit: www.ybs.co.uk

VENDOR'S SOLICITORS

Shepherd and Wedderburn LLP - Tel: 020 7429 4900
Ref: Ms Lauren McLeod - Email: lauren.mcleod@shepward.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE