



**SITUATION**

Located in the part pedestrianised Market Place known as Town Square, facing the junction with Bridge Street and High Street, amongst a variety of multiples such as **HSBC, Martin's, William H Brown, Peacocks, Sue Ryder, Boots, Barclays** and many more, being yards from the Town Hall & Heritage Centre and Town Hall Car Park which becomes a market on Fridays & Saturdays.

Downham Market is an attractive market town located on the A10 some 10 miles south of King's Lynn and 20 miles north of Cambridge.

**PROPERTY**

A Grade II listed terraced building comprising a **Ground Floor Shop** with separate rear access to **Offices** on the first floor. In addition, the property benefits from parking at the rear for 2 cars.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**£9,250 per annum**

The Surveyors dealing with this property are **NICHOLAS BORD** and **NICHOLAS LEIGH**

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

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	20'5"
Internal Width	18'6"
narrowing at rear to	11'11"
Shop Depth	21'2"
Built Depth	29'9"
WC	

**First Floor Offices (see Note)**

GIA	Approx. 475 sq ft incl. Kitchenette/WC
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**Note: There may be potential to convert the first floor into a Flat, subject to obtaining the necessary consents.**

**TENANCY**

The entire property is let on a full repairing and insuring lease to **Johnson Cleaners UK Ltd (having approx. 200 branches)** for a term of 5 years from 29th September 2013 at a current rent of **£9,250 per annum** exclusive.



**JOINT AUCTIONEERS**  
Boddy & Edwards, 2 Manor House Lane, Datchet,  
Berkshire SL3 9EB  
Tel: 01753 582 500 Ref: Ms Jackie Nickson

**VENDOR'S SOLICITORS**  
Downs Solicitors - Tel: 01483 861 848  
Ref: M. Debens Esq - Email: m.debens@downslaw.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