COMPLETION 30TH NOVEMBER 2017



SITUATION

Located at the junction with the pedestrianised section of London Road North, just two doors from Tesco Metro, opposite **Clarks**, **Thomson** and **Bonmarche** and amongst such other multiple retailers as **Sports Direct**, **Brighthouse**, **Dorothy Perkins** and **Thomas Cook**.

Lowestoft is a busy Suffolk coastal town approximately 10 miles south of Great Yarmouth.

VAT is **NOT** applicable to this Lot

PROPERTY

A corner building comprising:

- Ground Floor Shop with rear Office.
- Separate side access to Self-Contained Offices on the first and second floors with gas central heating (not tested) and uPVC double glazing (see Note).
- No. 2 Gordon Road a single storey **Ground Floor Shop**.
- Rear Parking Area for 4 cars directly fronting Gordon Road.

FREEHOLD

TOTAL

TENANCIES & ACCOMMODATION

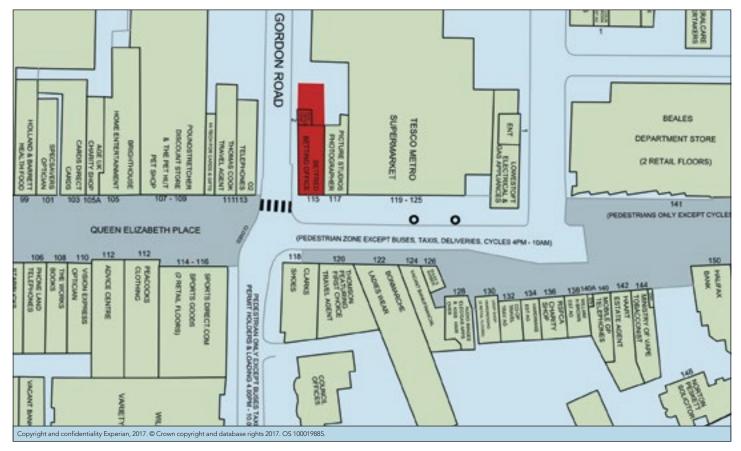
Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 115 (Shop & Rear Office)	Ground Floor Shop Gross Frontage 24'7" Internal Width 21'1" Shop Depth 40'1" Built Depth 55'8" Kitchen, 2 WCs Rear Office Area Approx. 215 sq ft Plus 1 car space	Done Brothers Cash Betting Ltd t/a Betfred (Having approx. 1,380 branches) (T/O for Y/E 25/09/16 £320.07m, Pre-Tax Profit £29.29m and Shareholders' Funds £35.29m)	10 years from 24th June 2016 (In occupation since 2012)	£24,000	Effectively FRI Rent Review and Tenant's Break 2021
No. 115 (First & Second Floor Offices)	First Floor Offices GIA Approx. 1,300 sq ft incl. 2 WCs Second Floor GIA Approx. 890 sq ft Total GIA Approx. 2,190 sq ft Plus 2 car spaces	VACANT (Note: There may be potential to convert into 4 × 1 bed flats or 2 × 2 bed flats, subject to obtaining the necessary consents – Floor plan available from Auctioneers)			
No. 2 Gordon Road (Shop)	Internal Width 10'3" Shop & Built Depth 12'5" Plus 1 car space	H. Punchard (Barbers)	6 years from 9th December 2013	£3,500	FRI
				£27 E00 plus	

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **NICHOLAS LEIGH**

£27,500 plus Vacant Upper Part

115 London Road North & 2 Gordon Road, Lowestoft, Suffolk NR32 1LZ





VENDOR'S SOLICITORS DMH Stallard LLP – Tel: 020 7822 1610 Ref: M. Harris – Email: mervyn.harris@dmhstallard.com