



**SITUATION**

Located close to the junction with Stuart Close within this established parade amongst such multiples as **McColl's**, **Coral**, a **Post Office**, **Lloyds Pharmacy** and **Barnardo's** all serving the surrounding residential area. Gorleston lies approx. 3 miles south of Great Yarmouth and benefits from good road links via the A12.

**PROPERTY**

A mid-terraced building comprising a **Ground Floor Shop** with separate rear access via a communal balcony to a **Self-Contained Flat** on the first and second floors. In addition, the property benefits from a **Rear Yard** and use of a rear service road.

VAT is NOT applicable to this Lot

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 83 (Ground Floor Shop & Rear Yard)	Gross Frontage 17'8" Internal Width 17'2" Shop Depth 37'9" Built Depth 49'0" WC	<b>G. Lea &amp; B. Lea (Hardware Store)</b>	10 years from 29th September 2015	£7,200	FRI <b>Rent Review 2020. 6 month Rent Deposit held.</b>
No. 83a (First & Second Floor Flat)	3 Bedrooms, Living Room, Kitchen, Bathroom/WC <b>(GIA Approx. 830 sq ft)</b>	Individual	6 months from 1st April 2017	£5,700	AST. Holding over. <b>£575 Rent Deposit held.</b>
<b>TOTAL</b>				<b>£12,900</b>	

**£12,900 per annum**

The Surveyors dealing with this property are **JOHN BARNETT** and **ELLIOTT GREENE**

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

**VENDOR'S SOLICITORS**

DWFM Beckman - Tel: 020 7408 8888  
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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 £750 (including VAT) upon exchange of contracts