



SITUATION

Occupying a prime position in the heart of this pedestrianised town centre, adjacent to **The Works** and **British Heart Foundation**, amongst other multiples such as **Specsavers**, **Santander**, **Poundland**, **Holland & Barrett**, and **Savers**, diagonally opposite an entrance to **Great Yarmouth Market** and less than 1/2 a mile to the Sea Front.

Great Yarmouth is a popular coastal resort located approximately 18 miles east of Norwich, 8 miles north of Lowestoft and benefits from good road links via the A47, A143 and the A12.

PROPERTY

A mid terrace building comprising a **Ground Floor Bank** with internal access to **Ancillary Accommodation** on the first and second floors. The property includes a **Yard** and a **Drive-in** for parking several cars at the rear.

VAT is NOT applicable to this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Bank

Gross Frontage	19'0"
Internal Width	18'6"
Built Depth	55'6"
Banking Hall Area	Approx 935 sq ft

First Floor Ancillary

2 Offices & Staff Kitchen Area	Approx 403 sq ft
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Ladies & Gents WCs

Second Floor Ancillary

Storage Area	Approx 236 sq ft
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Total Area **Approx 1,574 sq ft**

TENANCY

The entire property is let on a full repairing and insuring lease to **Yorkshire Building Society (T/O for Y/E 31/12/2020 £977m, Pre-Tax Profit £161m and Shareholders' Funds £2.8bn)** for a term of 5 years from 27th November 2020 (**renewal of a previous Lease - in occupation for over 20 years**) at a current rent of **£20,000 per annum** exclusive.

Tenant's Break November 2023

£20,000 per annum

The Surveyors dealing with this property are
Steven Grossman and **Elliott Greene**

Vendor's Solicitors

Edwards Duthie Shamash
Tel: 020 8514 9030 Ref: Charles Newman
Email: ch@edwardsduthieshamash.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**



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