



SITUATION

Located in this established retail thoroughfare, close to the junction with St Saviours Lane, nearby multiples such as **Sense**, **Betfred**, **TSB** and **Poundland**, a variety of independent traders and the **Anglia Square Shopping Centre**, less than 1/2 mile north of the City Centre. Norwich is an attractive City and commercial centre which lies some 19 miles west of Great Yarmouth and 45 miles north of Ipswich with road links via the A11.

VAT is NOT applicable to this Lot

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 41 (Restaurant)	Ground Floor Restaurant Gross Frontage 25'7" Internal Width 19'11" Restaurant Depth 41'10" Built Depth 84'0" Ladies & Gents WCs	St Mary's Restaurant Ltd (with 2 Guarantors) (South Indian Cuisine)	15 years from 13th August 2016	£17,000	FRI by way of service charge Rent Reviews Aug 2021 (Outstanding) and 2026 Tenant's Break 2026 Tenant's August 2021 Break not exercised.
Nos. 41a & 41b (2 Flats)	No. 41a – 1st Floor 1 Bed Flat¹ Believed to be 1 Bedroom, Living Room, Kitchen/Dining Room, Bathroom/WC (GIA Approx. 850 sq ft) No. 41b – 1st Floor Studio Flat¹ Believed to be Living/Bedroom, Kitchen, Bathroom/WC (GIA Approx. 345 sq ft)	Broadland Housing Association	30 years from 7th July 1993	£100	FRI Valuable Reversion in July 2023
				Total: £17,100	

¹Not inspected by Barnett Ross. Areas taken from EPCs.

PROPERTY

A Grade II Listed mid terrace building comprising a **Ground Floor Restaurant** (64 Covers) with separate rear access via an archway to **2 Self-Contained Flats** on the first floor.

FREEHOLD

Note 1: The Rooms over the archway are not included in the Freehold Title of this property.

Note 2: A Floor Plan of the Flats is available from the Auctioneers.

Note 3: The ground floor has traded as an Indian Restaurant since 2004.

£17,100 per annum

The Surveyors dealing with this property are **John Barnett** and **Elliott Greene**

Vendor's Solicitors

Macroy Ward
Tel: 020 8440 3258 Ref: Martina Ward
Email: martina@macroyward.co.uk

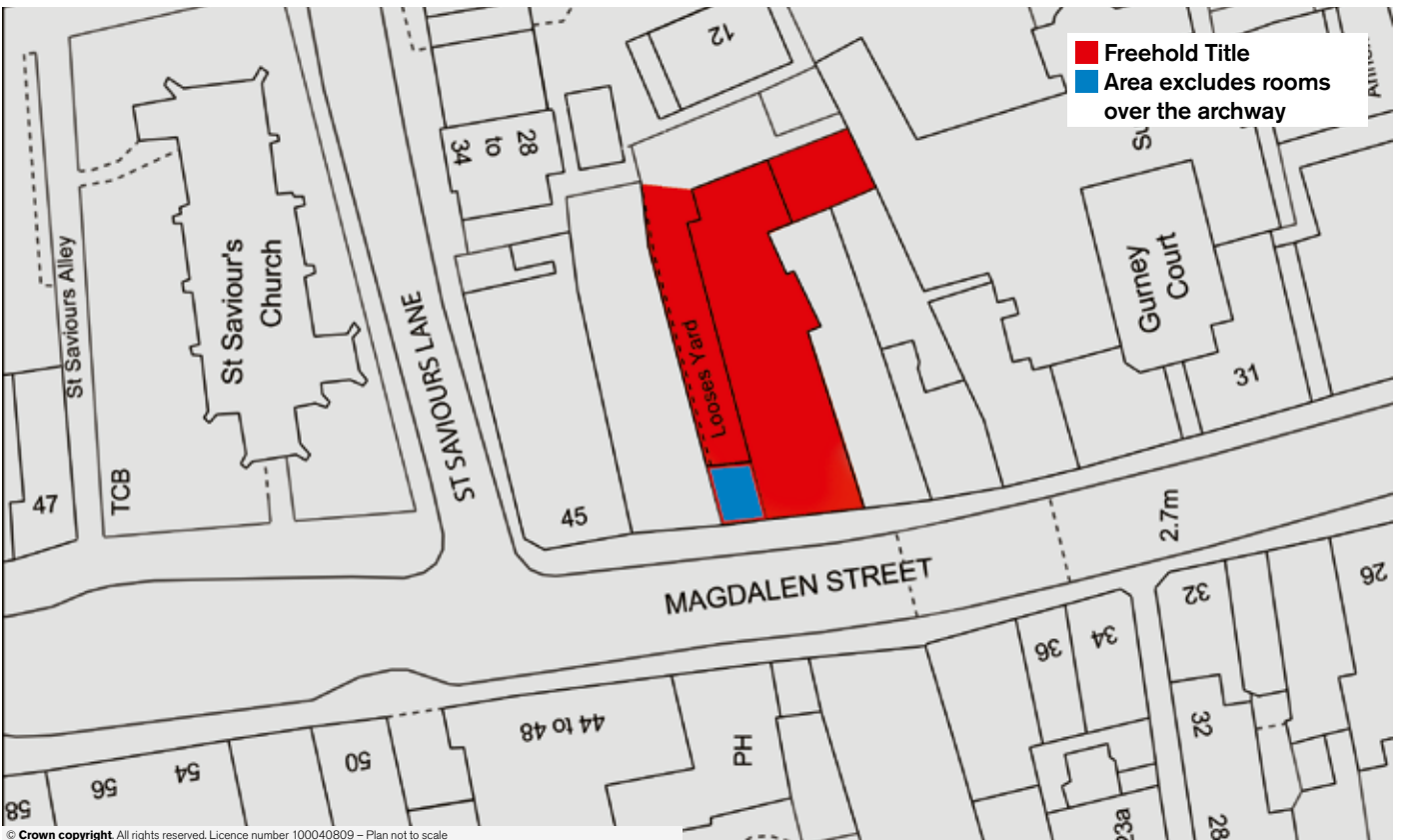
The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

View opposite



Anglia Square Shopping Centre

The Property



Freehold Title
Area excludes rooms over the archway