



SITUATION

Located at the junction with King Street (which is the prime retail pitch) within the heart of the town centre, close to multiples such as **Sports Direct, CEX, Subway, River Island, Greggs, WH Smith** and others as well as a variety of independent retailers, 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 Shop** and **Basement** with internal access to **Ancillary Accommodation** at first, second and third floor levels.

VAT is NOT applicable to this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	23'9"
Internal Width	21'7" (narrowing to 17'11")
Shop & Built Depth	37'0"

Sales Area	Approx.	620 sq ft
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Basement

Area	Approx.	290 sq ft
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First Floor

Ancillary Area	Approx.	530 sq ft
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Second Floor

Store Area	Approx.	315 sq ft plus 2 WCs & Kitchen
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Third Floor

Store Area	Approx.	550 sq ft
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Total Area	Approx.	2,305 sq ft
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TENANCY

The entire property is let on a full repairing and insuring lease to **TUI UK Retail Limited (part of the TUI Group of Travel Agents having approx. 350 branches in the UK)** for a term of 5 years from 1st August 2021 (**renewal of a previous lease**) at a current rent of **£6,000 per annum exclusive rising to £8,000 p.a. from 1st August 2023.**

Tenant's Break at any time from 1st August 2023, subject to 6 months prior notice.

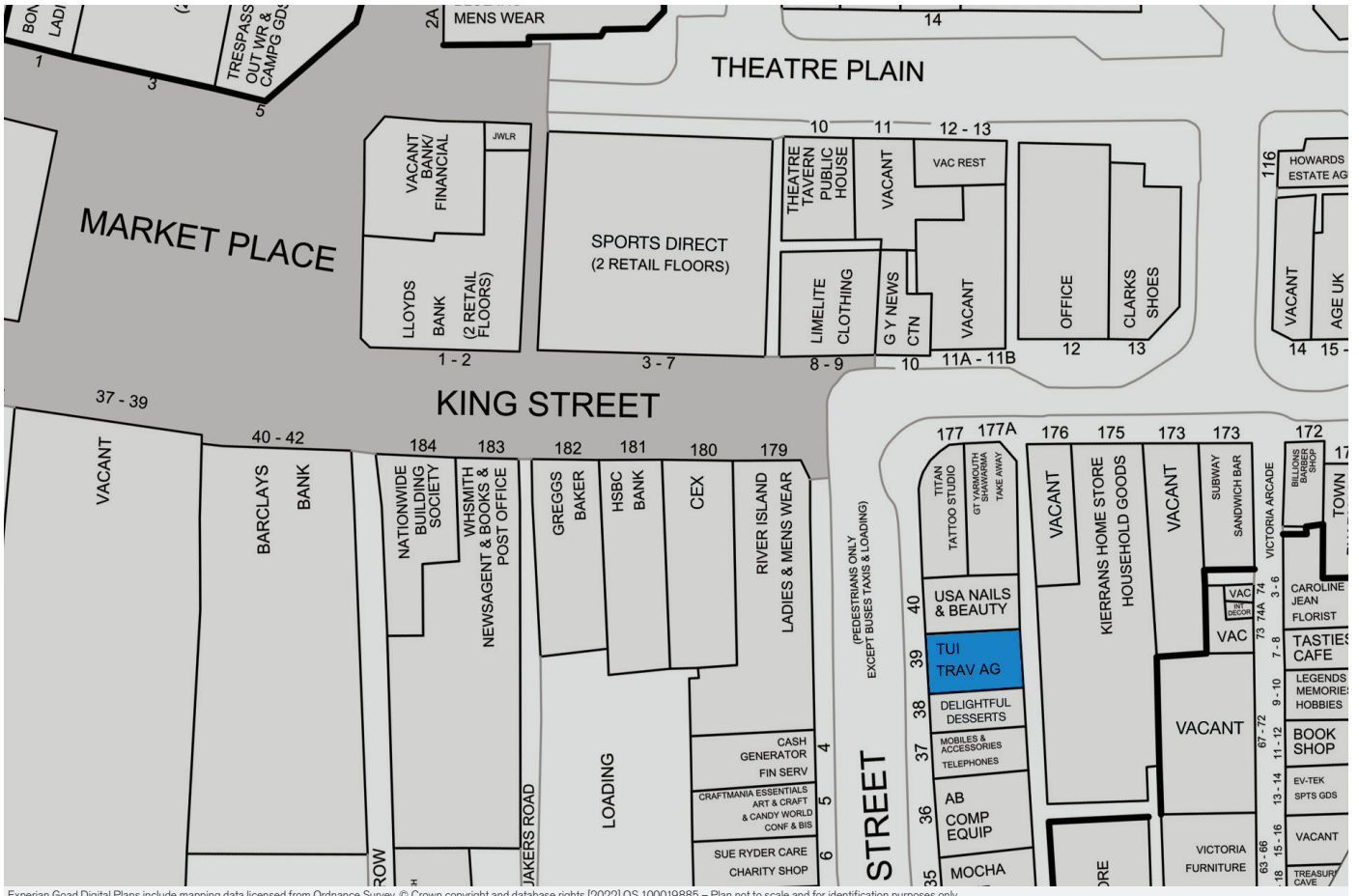
£6,000 p.a. rising to £8,000 p.a. in 2023

The Surveyors dealing with this property are
John Barnett and **Steven Grossman**

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

Vendor's Solicitors

Gunnercooke
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