



SITUATION

Located close to the junction with Stuart Close within this established retail parade, amongst such multiples as **Coral, Morrisons, Co-op** and **Barnardo's** serving the surrounding residential area. Gorleston lies approx. 3 miles south of Great Yarmouth and benefits from good road links via the A12.

PROPERTY

An end of terrace building comprising a **Ground Floor Shop** with separate rear access via a communal balcony to **2 Self-Contained Flats** planned on the first and second floors. The property benefits from a **Rear Yard** with off-street parking for at least 3 cars.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	23'11"
Internal Width	17'9" widening to 19'0"
Shop & Built Depth	75'6"
Ground Floor Area	Approx 1,364 sq ft

WC

First Floor Flat

1 Bedroom, Living Room, Kitchen, Bathroom/WC

Second Floor Flat – Not Inspected

Believed to be 1 Bedroom, Living Room, Kitchen, Bathroom/WC

VAT is NOT applicable to this Lot

FREEHOLD

Interior of shop



TENANCY

The entire property is let on a full repairing and insuring lease to **T & C Hunt (Pharmacy) Limited (having 4 branches)** for a term of 15 years from 18th October 2021 at a current rent of **£14,000 per annum** exclusive.

Rent Reviews 2026, 2031 and 2036

Tenant's Breaks 2026 and 2031

£14,000 per annum

The Surveyors dealing with this property are
John Barnett and **Nathan Schindler**

Vendor's Solicitors

Lawrence Stephens Limited
Tel: 020 7936 8888 Ref: David Freedman
Email: dfreedman@lawstep.co.uk

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'**

