

#### **SITUATION**

Located on the principal shopping street in the centre of this attractive market town, adjacent to **Specsavers** and amongst such other multiples including **NatWest**, **Boots**, **Betfred**, **Subway** and **Johnson Dry Cleaners**.

East Dereham lies 16 miles west of Norwich and 26 miles east of King's Lynn, enjoying good road communications with the A47 and the A1075.

# **PROPERTY**

A mid terraced building comprising a **Deep Ground Floor Shop** with separate rear access to a **Self-Contained Maisonette** on the First and Second Floors. In addition, the property

benefits from parking at the rear for 5 cars.

#### **ACCOMMODATION**

### **Ground Floor Shop**

Gross Frontage 27'6"
Internal Width 24'11"
Shop Depth 44'7"
Built Depth **127'11"** 

Sales Area Approx 1,090 sq ft

WC

Rear Offices, Boardroom and

Store Area Approx 740 sq ft

Total Area Approx 1,830 sq ft

#### First & Second Floor Maisonette

6 Rooms, Kitchen, Bathroom, Separate WC

# £25,000 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **NICHOLAS BORD** 

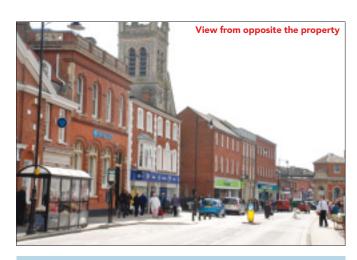
# VAT is payable in respect of this Lot

#### **FREEHOLD**

# **TENANCY**

The entire property is let on a full repairing and insuring lease to Countrywide Estate Agents (having approx 1,300 estate agency or letting offices operating under 46 local high street brands) (T/O for Y/E 31/12/09 £302.6 m, Pre-Tax Profit £24.5 m and Net Worth £119.2 m) for a term of 5 years from 25th March 2011 (renewal of a previous lease – in occupation for over 10 years) at a current rent of £25,000 per annum exclusive.

Note: The purchaser will pay 1% plus VAT on the purchase price towards the Vendor's sales costs.



VENDOR'S SOLICITORS
Hamlins LLP - Tel: 020 7355 6000
Ref: C. Maxwell Esq - Email: cmaxwell@hamlins.co.uk

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 £275 (including VAT) upon exchange of contracts