



6 WEEK COMPLETION

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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.



View from opposite the property

VENDOR'S SOLICITORS

Hamllins LLP - Tel: 020 7355 6000
Ref: C. Maxwell Esq - Email: cmaxwell@hamllins.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