



6 WEEK COMPLETION

SITUATION

Located beneath **MJB Apartments**, adjacent to **Winelodge** and midway between Oulton Broad North Station (mainline) and Lake Lothing which is the gateway to the miles of world famous waterways and wildlife area known as Norfolk Broads. Oulton Broad lies on the A1117 approx 1 mile west of Lowestoft and 9 miles south of Great Yarmouth.

PROPERTY

Forming part of a modern development comprising a **Ground Floor Double Shop currently arranged as a Banking Hall**. The property benefits from use of a front shoppers car park, a rear car park and a service road for unloading.

ACCOMMODATION

Ground Floor Double Shop

- Gross Frontage 38'6"
- Internal Width 38'5"
- Built Depth 39'6"
- Rear Store Area Approx 210 sq.ft
- 2 WCs

VAT is NOT payable in respect of this Lot

£13,000 per annum

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

TENURE

Leasehold for a term of 125 years from 14th March 1997 at a peppercorn ground rent.

TENANCY

The property is let on a full repairing and insuring lease to **NatWest Bank Plc (T/O for Y/E 31/12/09 £13.8 bn, Pre-Tax Profit £1.13 bn and Net Worth £13.5 bn)** for a term of 24 years from 25th March 1990 at a current rent of **£13,000 per annum** exclusive.



VENDOR'S SOLICITORS
Henry Hughes and Hughes - Tel: 020 8765 2700
Ref: S McGuire Esq - Email: spm@henry-hughes.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