



6 WEEK COMPLETION

View towards Market Place

SITUATION

Occupying a prominent trading position close to the junction with Market place amongst such occupiers as **Lloyds TSB, Superdrug, HSBC, Stead & Simpson, Boots, Holland & Barrett, NatWest** and more.

Fakenham lies some 24 miles west of Norwich and 17 miles north-west of Kings Lynn with a busy market operating every Thursday.

PROPERTY

A substantial terraced building comprising **4 Retail Units**, one of which is a double unit and one includes a cellar. The first and second floor **Residential Accommodation** is accessed via the rear.

VAT is payable in respect of the commercial element of this Lot

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Unit 1 and Unit 4	Unit 1: Gross Frontage 15'1" Internal Width 13'0" Shop Depth 18'4" Unit 4: Gross Frontage 12'10" Ground Floor Area Approx 160 sq ft Basement Area Approx 140 sq ft	S M Wright (Antiques)	3 years from 28th July 2009	£6,000	IRI £1,500 Rent Deposit held.
Units 2 & 3	Gross Frontage 15'0" Internal Width 13'6" Shop Depth 32'5"	T May (with guarantor) (Clothing)	6 years from 30th November 2007	£6,000	FRI
First Floor Flat 9b & 9c	Not Inspected	Marcton Construction Ltd	125 years from 1st January 2007	£200	FRI Rent doubles every 25 years
Second Floor Flat D	Not Inspected	2 Individuals	125 years from 1st December 2006	£100	FRI Rent doubles every 25 years

FREEHOLD

TOTAL £12,300

£12,300 per annum

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

VENDOR'S SOLICITORS

Vincent French and Brown - Tel: 020 7831 4994
Ref: Ms J Mehrjl - Email: info@vfb.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