



6 WEEK COMPLETION

**SITUATION**

Located at the junction with King Street (which is the prime retail pitch) within the heart of this busy town centre, adjacent to **Thomson Travel** and **Phones 4 U** and close to such multiple retailers as **Marks & Spencer, River Island, H Samuel, Superdrug, Body Shop, Greggs** and many others. Great Yarmouth is a popular coastal resort, located approximately 18 miles east of Norwich, 8 miles north of Lowestoft and easily accessible via the A47, A143 and A12.

**PROPERTY**

A mid terrace building comprising a **Ground Floor Shop with A2 use** plus internal access to **Offices/Storage** at first floor level.

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	23'8"
Internal Width	22'8"
Shop Depth	35'6"
Sales Area	Approx 805 sq ft

**First Floor**

Office Area	Approx 540 sq ft
Kitchen/Store Area	Approx 125 sq ft
2 WC's	

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

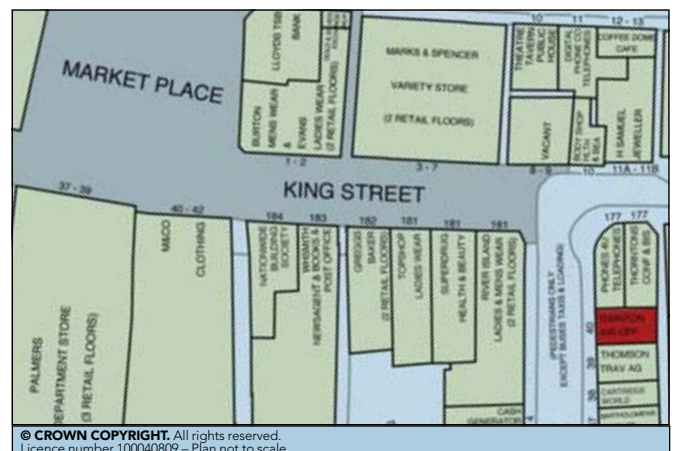
**£13,000 per annum**

The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN**

**TENANCY**

The entire property is let on a full repairing and insuring lease to **Swinton Group Ltd as Insurance Brokers (having over 600 branches)** (T/O for Y/E 31/12/2010 £278m, Pre-Tax Profit £32.42m and Net Worth £77.33m) for a term of 5 years from 18th November 2011 at a current rent of **£13,000 per annum** exclusive.

**Note: The lessees have been in occupation for around 10 years.**



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**VENDOR'S SOLICITORS**

Nelson and Co. - Tel: 01279 653 157  
Ref: Ms Claire Nelson - Email: carolyn.pihl@nelsoncosolicitors.com

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