



6 WEEK COMPLETION

SITUATION

Occupying a prime pedestrianised trading position between High Street and Broad Street opposite **Marks & Spencer**, adjoining **The Works**, and near to **Caffé Nero, Waterstones, EE, Vodafone, WH Smiths, Monsoon, McDonalds, JD Sports** and many others.

King's Lynn is located on the Norfolk coast at the mouth of The Wash some 12 miles north east of Wisbech and 44 miles west of Norwich and benefits from excellent transport links via the A10, A11 and A47 with direct Rail Link (Great Northern Line) to London King's Cross Station.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with internal access to **Ancillary Storage/Staff Accommodation** at first and second floor level.

There is rear vehicular access from White Lion Court for unloading.

VAT is NOT applicable to this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	24'6"
Internal Width	22'8"
reducing at rear to	15'2"
Shop Depth	52'9"
Sales Area	Approx 995 sq ft

First Floor

Store/Staff Area	Approx. 785 sqft
WC	

Second Floor

Storage	Approx. 580 sqft
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Total Area

Approx 2,360 sq ft

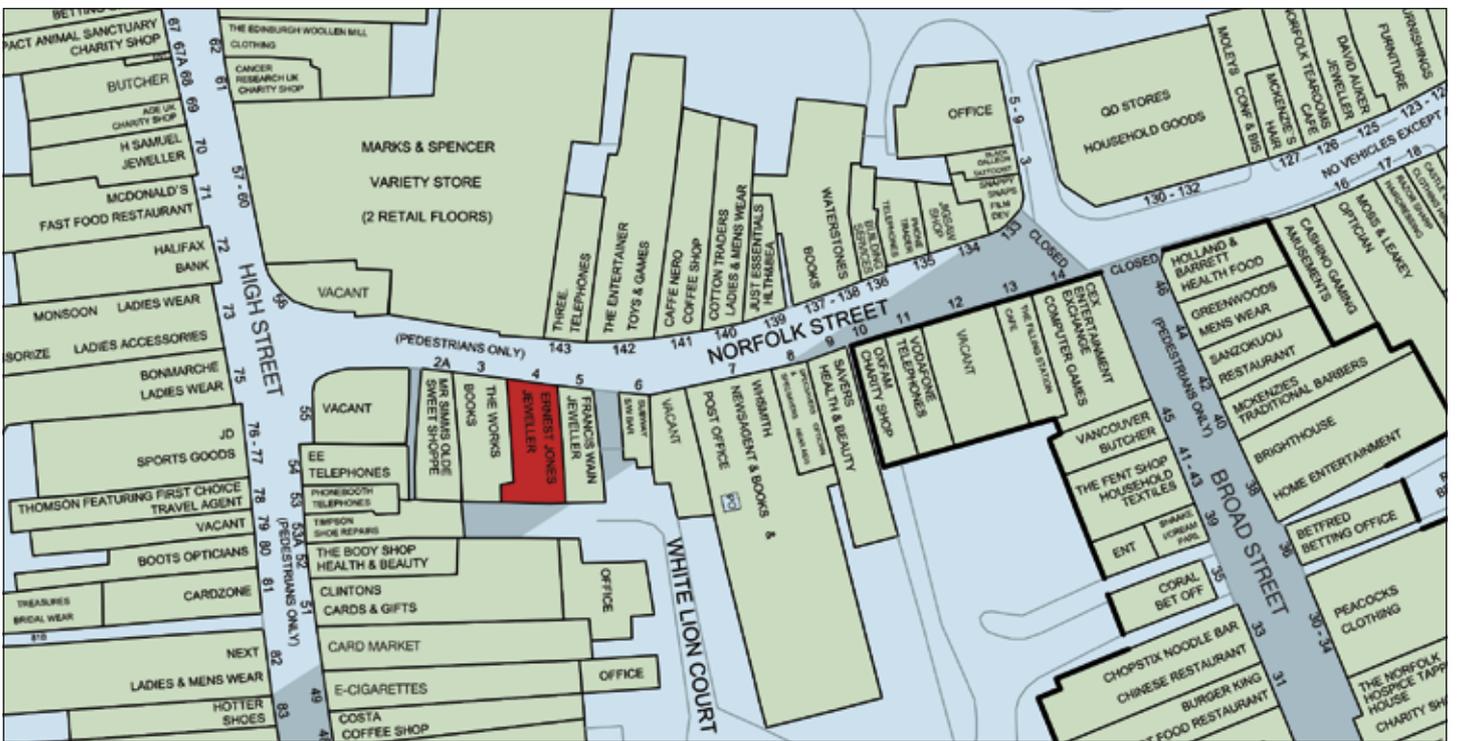
TENANCY

The entire property is let on a full repairing and insuring lease to **Ernest Jones Limited as a Jewellers (having over 180 branches)** (T/O for Y/E 31/1/15 £206.6m, Pre-Tax Profit £9.044m and Shareholders' Funds £87.083m) (Guaranteed by Signet Group PLC - Pre-Tax Profit for Y/E 31/1/15 £987.354m and Shareholders' Funds £548.945m) for a term of 10 years from 1st June 2009 (in occupation since 1999) at a current rent of **£42,500 per annum** exclusive.

£42,500 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **JONATHAN ROSS**

* Refer to Point 9 in the 'Notice to all Bidders' page



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VENDOR'S SOLICITORS
BSG Solicitors LLP - Tel: 020 8343 4411
Ref: M. Haider - Email: masood@bsgsolicitors.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 £500 (including VAT) upon exchange of contracts