View Opposite the Property

SITUATION

Located in this prime pedestrianised City centre position, opposite the **Royal Arcade** which links with Gentlemans Walk and Haymarket, and amongst such multiples as **Jamie's Italian, Bill's Restaurant, O2, Cath Kidston, Primark, Greggs, Tiger** and many others as well as being close to the entrance of the **Castle Mall Shopping Centre**.

Norwich is an attractive City and vibrant commercial centre which lies some 19 miles west of Great Yarmouth and 45 miles north of Ipswich with road links via the A11 and M11.

PROPERTY

A mid terrace building (locally listed) comprising a **Ground Floor Shop and Basement** plus internal access to **Ancillary Accommodation** on the first and second floors.

VAT is applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **L'Occitane Ltd (International Beauty Products) (having approx. 90 branches) (T/O for Y/E 31/03/15 £54.2m, Pre-Tax Profit £409,000 and Shareholders' Funds £3.075m)** for a term of 10 years from 2nd April 2007 **(see Note)** at a current rent of **£45,000 per annum** exclusive.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	19'8"
Internal Width	17'8" (max)
Shop Depth	22'0"
Built Depth	26'5"

Basement
Not Inspected (Trap Door access)

First Floor Storage (incl. 1 WC)

Area	Approx 405 sq ft

Second Floor Storage (plus 1 WC)

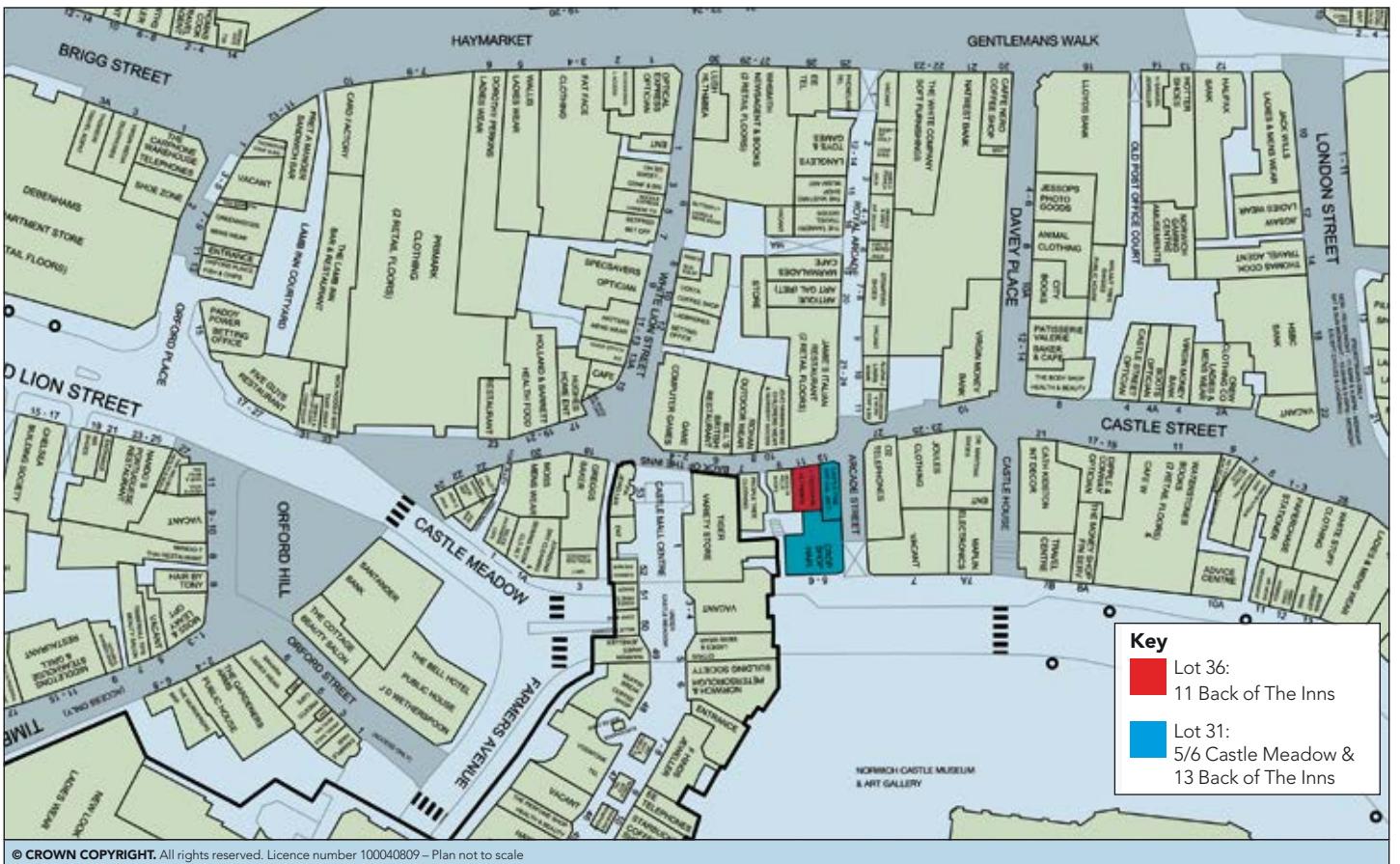|	
Area	Approx 320 sq ft

Note: The Freeholder has served a Section 25 Notice offering the tenant a new 10 year lease at £45,000 p.a.

£45,000 per annum

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

* Refer to Point 9 in the 'Notice to all Bidders' page
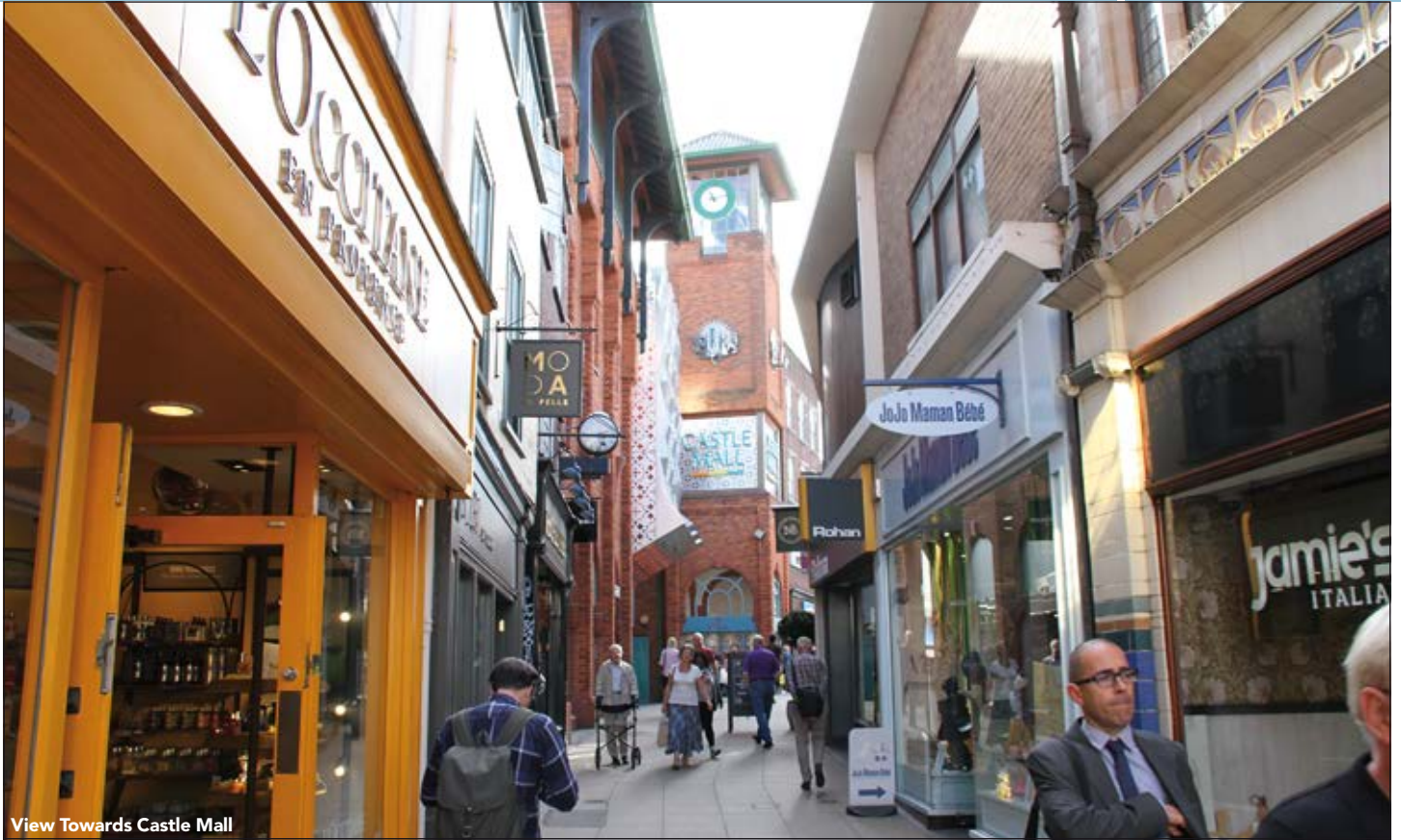
View Towards Castle Mall

Key

Lot 36:
11 Back of The Inns

Lot 31:
5/6 Castle Meadow &
13 Back of The Inns

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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