

EACH OFFERED WITHOUT RESERVE



SITUATION

Located within this established parade, close to the junction with Stuart Close all serving the surrounding residential area. Gorleston lies approx. 3 miles south of Great Yarmouth and benefits from good road links via the A12.

PROPERTIES

5 terraced properties each comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first and second floors together with a **2 Storey House** at the rear of No. 97.

TENANCIES & ACCOMMODATION

Lot	Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Lot 50 *Without Reserve	No. 85	Shop & Flat (Not inspected)	Individual	2000 years from 3rd November 1983	Peppercorn	FRI
Lot 51 *Without Reserve	No. 91	Shop & Flat (Not inspected)	Individual	2000 years from 3rd November 1983	Peppercorn	FRI
Lot 52 *Without Reserve	No. 93	Shop & Flat (Not inspected)	Individual	2000 years from 3rd November 1983	Peppercorn	FRI
Lot 53 *Without Reserve	No. 95	Shop & Flat (Not inspected)	2 Individuals	2000 years from 3rd November 1983	Peppercorn	FRI
Lot 54 *Without Reserve	No. 97	Shop, Flat & rear House (Not inspected)	Individual	2000 years (less 3 days) from 3rd November 1983	Peppercorn	FRI

VAT is applicable on 80% of the purchase price on Lots 50–53 and 60% of the purchase price on Lot 54

FREEHOLD

Note 1: The Freeholder insures and recovers the premium from the head-lessees – Refer to legal pack for sums insured and premiums.

Note 2: 6 Week Completion

The Surveyors dealing with these properties are
JOHN BARNETT and **JONATHAN ROSS**

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

VENDOR'S SOLICITORS
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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) per lot upon exchange of contracts