



SITUATION

Located at the junction with the pedestrianised section of London Road North, just two doors from Tesco Metro, opposite **Clarks**, **Thomson** and **Bonmarche** and amongst such other multiple retailers as **Sports Direct**, **Brighthouse**, **Dorothy Perkins** and **Thomas Cook**. Lowestoft is a busy Suffolk coastal town approximately 10 miles south of Great Yarmouth.

VAT is NOT applicable to this Lot

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 115 (Shop & Rear Office)	Ground Floor Shop Gross Frontage 24'7" Internal Width 21'1" Shop Depth 40'1" Built Depth 55'8" Kitchen, 2 WCs Rear Office Area Approx. 215 sq ft Plus 1 car space	Done Brothers Cash Betting Ltd t/a Betfred (Having approx. 1,380 branches) (T/O for Y/E 25/09/16 £320.07m, Pre-Tax Profit £29.29m and Shareholders' Funds £35.29m)	10 years from 24th June 2016 (In occupation since 2012)	£24,000	Effectively FRI Rent Review and Tenant's Break 2021
No. 115 (First & Second Floor Offices)	First Floor Offices GIA Approx. 1,300 sq ft incl. 2 WCs Second Floor GIA Approx. 890 sq ft Total GIA Approx. 2,190 sq ft Plus 2 car spaces	VACANT (Note: There may be potential to convert into 4 x 1 bed flats or 2 x 2 bed flats, subject to obtaining the necessary consents – Floor plan available from Auctioneers)			
No. 2 Gordon Road (Shop)	Internal Width 10'3" Shop & Built Depth 12'5" Plus 1 car space	H. Punchard (Barbers)	6 years from 9th December 2013	£3,500	FRI

PROPERTY

A corner building comprising:

- **Ground Floor Shop** with rear **Office**.
- Separate side access to **Self-Contained Offices** on the first and second floors with gas central heating (not tested) and uPVC double glazing (**see Note**).
- No. 2 Gordon Road – a single storey **Ground Floor Shop**.
- **Rear Parking Area for 4 cars** directly fronting Gordon Road.

FREEHOLD

TOTAL

£27,500 plus Vacant Upper Part

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **NICHOLAS LEIGH**

* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

