



SITUATION

Located at the junction with Dene Side opposite **Londis** and amongst a host of local traders and being close to the Town Centre and Sea Front. Great Yarmouth is a popular coastal resort, located approx. 18 miles east of Norwich, 8 miles north of Lowestoft and benefits from good road links via the A47, A143 and the A12.

PROPERTY

A corner building comprising a **Ground Floor Take-Away** with separate side access to a **Self-Contained Flat** on first and second floor levels.

VAT is NOT applicable to this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Take-Away

Gross Frontage	21'6"
Internal Width	19'9"
Built Depth	48'0"

First and Second Floor Flat

3 Bedrooms, Living Room, Kitchen, Bathroom/WC¹

¹Not inspected by Barnett Ross

TENANCY

The entire property is let on a full repairing and insuring lease to **M. Zeng as a Chinese Take-Away** for a term of 21 years from 1st March 2002 at a current rent of **£11,000 per annum** exclusive.

Rent Review 2020



View from the Property

£11,000 per annum

The Surveyors dealing with this property are
Jonathan Ross and Elliott Greene

Vendor's Solicitors

Axiom Stone

Tel: 020 8951 6989 Ref: Jaymini Ghelani

Email: jg@axiomstone.co.uk

For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page