



SITUATION

Located in this busy shopping precinct which is anchored by a **Co-Operative Food Supermarket**, close to the junction with Recreation Road, near to a **Haart, Post Office** and a variety of specialist traders serving the surrounding residential area. Other nearby occupiers include Recreation Road School to the rear, the University of East Anglia and a number of hospitals, resulting in many students and nurses occupying flats above the properties. Norwich city centre lies approx. 1 mile to the east and is the main administrative and commercial centre of East Anglia.

PROPERTY

Forming part of a modern neighbourhood shopping precinct comprising a **Ground Floor Double Fronted Shop which extends along the side of No.9** (see map). In addition, the property benefits from a rear service road for unloading and a front shopper's car park.

ACCOMMODATION

Ground Floor Double Fronted Shop

Gross Frontage	35'6"
Internal Width	56'10"
Shop & Built Depth	34'0"
Sales Area	Approx 1,345 sq ft
Store Area	Approx 910 sq ft
WC	

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from 25th March 2002 at a fixed ground rent of £100 p.a.

TENANCY

The property is let on a full repairing and insuring lease to **Sue Ryder as a Charity Shop (having approx. 400 branches)** for a term of 10 years from 29th September 2018 at a current rent of **£29,000 per annum** exclusive. (see Note).

Rent Review and Tenant's Break 2023

Note: The tenant has been in occupation for approx. 17 years and this is their third lease. In addition, the rent increased in Sept. 2018 from £22,500 p.a. to £29,000 p.a.



£29,000 per annum

The Surveyors dealing with this property are
Steven Grossman and Joshua Platt

Vendor's Solicitors

Hamilton Downing Quinn LLP
Tel: 020 7831 8939 Ref: Alan Taylor
Email: alant@hamd.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 £850 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page