



SITUATION

Located close to the junction with Stuart Close within this established parade adjacent to **Coral** and amongst such multiples as **Lloyds Pharmacy**, **Barnardo's** and a host of local traders all serving the surrounding residential area.

Gorleston lies approx. 3 miles south of Great Yarmouth and benefits from good road links via the A12.

PROPERTY

A mid-terraced building comprising a **Ground Floor Double Shop** with shared front access and separate rear access via a communal balcony to **2 Self-Contained Flats** each planned on first and second floors. In addition, the property benefits from a **Rear Yard** and use of a rear service road.

ACCOMMODATION

Ground Floor Double Shop

| | |
|--|--------------------|
| Gross Frontage | 36'7" |
| Internal Width | 33'2" |
| Shop Depth | 50'7" |
| Built Depth | 89'0" |
| Sales Area | Approx 1,675 sq ft |
| Store Area | Approx 805 sq ft |
| Plus Kitchen, Office, Ladies & Gents WCs | |

87A - First & Second Floor Flat

3 Bedrooms, Living Room, Kitchen, Bathroom/WC (GIA Approx. 840 sq ft)

89A - First & Second Floor Flat

3 Bedrooms, Living Room, Kitchen, Bathroom/WC – Not Inspected



VAT is applicable to 80% of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Martin McColl Limited** as a **Convenience Store** (having over 1,600 branches) (T/O for Y/E 26/11/2017 £713.4m, Pre-Tax Profit £27.2m and Shareholders' Funds £186.2m) for a term of 10 years from 29th September 2017 at a current rent of **£22,500 per annum** exclusive.

Rent Review and Tenant's Break 2022

Vendor's Solicitors

ISC Lawyers

Tel: 020 7833 8453 Ref: Michael Conlon

Email: michaelconlon@iscslawyers.co.uk

£22,500 per annum

The Surveyors dealing with this property are
John Barnett and Joshua Platt

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