



## SITUATION

Located in the main retail thoroughfare of the town centre, adjacent to **McCol's**, opposite **Boot's Pharmacy** and **Iceland** and amongst such multiples as **Barclays**, **Superdrug**, **Costa**, **Greggs**, **Peacocks**, **KFC** and a host of local traders.

Gorleston lies approx. 3 miles south of Great Yarmouth and benefits from good road links via the A47.

## PROPERTY

A semi-detached building comprising a **Ground Floor Café** with separate rear access via a side alleyway from the front of the property to a **Self-Contained Flat** at first floor level.

## ACCOMMODATION

### Ground Floor Café (50 covers)

Gross Frontage	16'2"
Internal Width	15'0"
Shop Depth	32'1"
Built Depth	55'1"
WC	

### First Floor Flat

1 Bedroom, Living Room, Kitchen, Bathroom/WC  
(GIA Approx. 500 sq ft)

**VAT is NOT applicable to this Lot**



## FREEHOLD

## TENANCY

The entire property is let on a full repairing and insuring lease to **C. Kaya and B. Torbas as a Café** for a term of 15 years from 15th June 2011 at a current rent of **£12,000 per annum** exclusive.

**Rent Review 2021**

**£12,000** per annum

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

## Vendor's Solicitors

Raymond Saul Solicitors  
Tel: 020 7480 5840 Ref: Jeremy Blain  
Email: jeremy@rslaw.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