



## 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.

## 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/WC<sup>1</sup>

<sup>1</sup>Not inspected by Barnett Ross

**VAT is NOT applicable to this Lot**

## FREEHOLD

## 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 (**holding over**) at a current rent of **£11,000 per annum** exclusive.



**£11,000** per annum

The Surveyors dealing with this property are  
**Steven Grossman** and **Elliott Greene**

## Vendor's Solicitors

Ardale Brown Solicitors  
Tel: 01753 554 156 Ref: Kamaldeep Singh  
Email: kd@ardalebrown.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**