



SITUATION

Located close to the junction with High Street in the heart of the town centre, a few yards from Town Square and opposite Market Square which houses the **Town Hall** and such multiples as **Greggs, Boots** and **Iceland Supermarket**, as well as the car park and the twice weekly market. Downham Market Railway Station (Great Northern) is approx. ½ mile distant.

Downham Market is an attractive town located on the A10 some 10 miles south of King's Lynn and 20 miles north of Cambridge.

PROPERTY

A Grade II Listed detached building comprising a **Ground Floor Shop** with internal access and separate side access (**see Note 1**) to a **Self-Contained Flat** and **2 Offices** on the first floor.

In addition, there is parking for 4 cars at the rear of the property.

VAT is NOT applicable to this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	16'8"
Internal Width	14'1"
Shop Depth	41'4"
Built Depth	80'0"
Rear Kitchen Area	Approx. 105 sq ft
Rear Office/Store Area	Approx. 205 sq ft
WC	

First Floor Flat

2 Bedrooms, Living Room,
Kitchen, Bathroom/WC

GIA	Approx. 730 sq ft
-----	-------------------

First Floor 2 Offices

Area	Approx. 250 sq ft
------	-------------------

TENANCY

The entire property is let on a full repairing and insuring lease to **Countrywide Estate Agents Limited** (having over 650 branches across over 60 brands – visit: www.countrywide.co.uk) for a term of 25 years from 25th December 1989 (**see Note 2**) at a current rent of **£14,750 per annum** exclusive.

Note 1: The separate side access leads to a communal hallway that also links the front of the shop with their rear Kitchen and Office/Store.

Note 2: The Tenant has been holding over since 2014 and no Notices have been served, but the Landlord is in negotiations with the Tenant on terms for a new lease.

Note 3: We understand that the Tenant is not currently using the Flat and the 2 Offices on the first floor. Under the Landlord & Tenant Act 1954, the Landlord does not have to include these elements in any new lease.

Note 4: Refer to the Auctioneers for the video tours of the Flat and Offices on the first floor.



£14,750 per annum

The Surveyors dealing with this property are
John Barnett and **Steven Grossman**

Vendor's Solicitors

Sherrards

Tel: 01727 832 830 Ref: Gregory Lunnon

Email: gpl@sherrards.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders'