

Lot 60

£39,500 per annum exclusive

34 Market Place, Great Yarmouth, Norfolk NR30 1LX Freehold Retail Investment



Key Details

- Let to Yours Clothing Limited
- Prominent position on the pedestrianised Market Place
- Opposite Market Gate Shopping Centre
- Nearby occupiers include Boots, Holland & Barrett, WH Smith and Santander

On Behalf of Trustees

Location

Miles: 19 miles east of Norwich
74 miles north of Colchester
Roads: A12, A47, A143
Rail: Great Yarmouth
Air: Norwich International Airport

Situation

The property occupies a prominent position on the western side of the pedestrianised Market Place. Market Place is a historic and bustling market street, which hosts its famous markets twice a week. Opposite the property is the Market Gate Shopping Centre, which houses occupiers including Boots, Wilko, Card Factory and JD Sports. Other nearby occupiers include Holland & Barrett, WH Smith and Santander.

Description

The property comprises a Grade II Listed four storey building currently arranged to provide a ground floor retail unit with basement, first and second floor ancillary accommodation. The basement is accessed via a hatch.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	176.23 sq m (1,897 sq ft)	YOURS CLOTHING LIMITED (1)	20 years from 25/03/1999	£39,500	25/03/2019
First	Ancillary	132.38 sq m (1,425 sq ft)				
Second	Ancillary	118.54 sq m (1,276 sq ft)				
Basement	Ancillary	Not measured				
Total		427.15 sq m (4,598 sq ft)			£39,500	

(1) For the year ending 31st June 2016, Yours Clothing Limited reported a turnover of £65,687,523, pre-tax profits of £1,872,914 and a total net worth of £6,225,683 (Source: Experian Group 14/06/2017). Yours Clothing have over 70 stores across the UK, as well as stores in the Middle East (Source: yours clothing.co.uk) 20/06/2017.



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

Acutus
Gwen Thomas
+44 (0)20 7034 4857
gwen.thomas@acutus.co.uk

Acutus
Georgina Roberts
+44 (0)20 7034 4863
georgina.roberts@acutus.co.uk

Seller's Solicitors: LeGros Solicitors LLP
Shelley Jones
+44 (0)2920 368575
shelley@legrossolicitors.com