

# 3A & 3B Corbet Avenue, Sprowston, Norwich, East Anglia NR7 8HN

Freehold Retail Investment

**Lot 69**

£17,000 per annum  
exclusive



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	45.43 sq m (489 sq ft)	CO-OPERATIVE GROUP LIMITED (1) t/a Peter Taylor 29/05/2009 Funeral Service (2)	10 years from	£17,000	28/05/2019
<b>Total</b>		<b>45.43 sq m (489 sq ft)</b>			<b>£17,000</b>	

(1) For the year ending 2nd January 2016, Co-operative Group Limited reported a turnover of £9,301,000,000, pre-tax profits of £23,000,000 and a total net worth of £2,006,000,000 (Source: Experian Group 02/06/2017).

(2) Established in 1890, the Taylor business now operates from five branches (Source: www.petertaylorfuneralservice.co.uk 12/06/2017).

### Key Details

- Let to Co-operative Group Limited
- Prominent roadside location close to Sprowston Retail Park
- Nearby occupiers include Homebase, DFS and Harveys Furniture

### On Behalf of a Major Fund Manager

#### Location

**Miles:** 1.5 miles north-west of Norwich City Centre  
45 miles north of Ipswich  
63 miles north-east of Cambridge

**Roads:** A1042, A47, A11

**Rail:** Norwich Railway Station

**Air:** Norwich International Airport

#### Situation

Norwich is a popular Cathedral and University City in East Anglia. The suburb of Sprowston is located some 2 miles north-east of the City Centre just off the A1042, Norwich's outer ring road. The property is situated in a prominent corner location at the junction of Thornham Road and Corbet Avenue. Sprowston Retail Park is located to the south-east and houses 13 retail units, with occupiers including Dunelm, Carpetright, Pets at Home, DFS and Harveys.

#### Description

The property, a single storey building, comprises ground floor retail accommodation and benefits from an extended frontage onto Thornham Road and Corbet Avenue providing three marked car parking spaces.

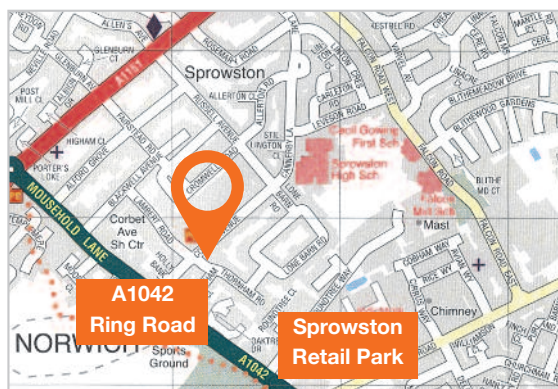
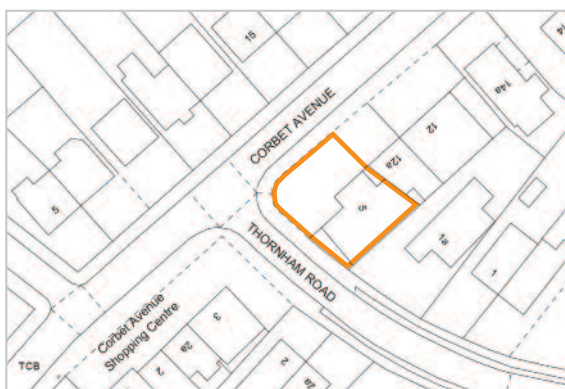
#### Tenure

Freehold.

#### VAT

VAT is applicable to this lot.

#### Six Week Completion



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