

**Lot 2, Costa Coffee, The Cornhall, 7 Market Place, Swaffham,  
Norfolk PE37 7AB**

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



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## Property Information

### Freehold Retail Investment

- Entirely let to tenant trading as Costa
- New 10 year lease from May 2024 (subject to option)
- Substantial Grade II listed building approx. 294.07 sq m (3,165 sq ft)
- Prominent town location in historic market town
- Nearby occupiers include Iceland, Superdrug, Morrisons Daily, Domino's and The Works

#### Lot

2

#### Auction

15th May 2025

#### Rent

£23,500 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail

#### Auction Venue

Live Streamed Auction

On Behalf of TT Group

### Location

#### Miles

13 miles south east of King's Lynn, 25 miles west of Norwich, 38 miles north east of Cambridge

#### Roads

A47, A1065,

#### Rail

King's Lynn Railway Station

#### Air

London Stanstead Airport, Norwich Airport

### Situation

The property is located in the heart of Swaffham town centre, overlooking Swaffham War Memorial, at the junction of the A1065 and Lynn Street. Nearby occupiers include Iceland, Superdrug, Morrisons Daily, Domino's and The Works.

### Tenure

Freehold.

### Description

The property comprises an attractive Grade II listed detached building providing retail and ancillary accommodation on both the ground and first floors.

### VAT

VAT is applicable to this lot.

### Octopus Bridging Loan for Buyers

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (3)	Floor Areas Approx sq ft (3)	Tenant	Term	Rent p.a.x.	Rent Review
Ground First	Retail/Ancillary Retail/Ancillary	138.43 155.64	(1,490) (1,675)	AIMES LIMITED t/a Costa (1)	10 years from 22/05/2024 (2)	£23,500	22/05/2029
<b>Total</b>		<b>294.07</b>	<b>(3,165)</b>			<b>£23,500</b>	

(1) Aimes Limited is wholly owned by Scoffs Group UK, the largest franchised partner of Costa Coffee in the UK currently trading from 114 stores. Scoffs Group have recently announced a new partnership with Burger King UK and Itsu. ([www.scoffs-group.co.uk](http://www.scoffs-group.co.uk)).

(2) The lease provides for a tenant option to determine on 22/05/2030.

(3) The floor areas stated above are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).

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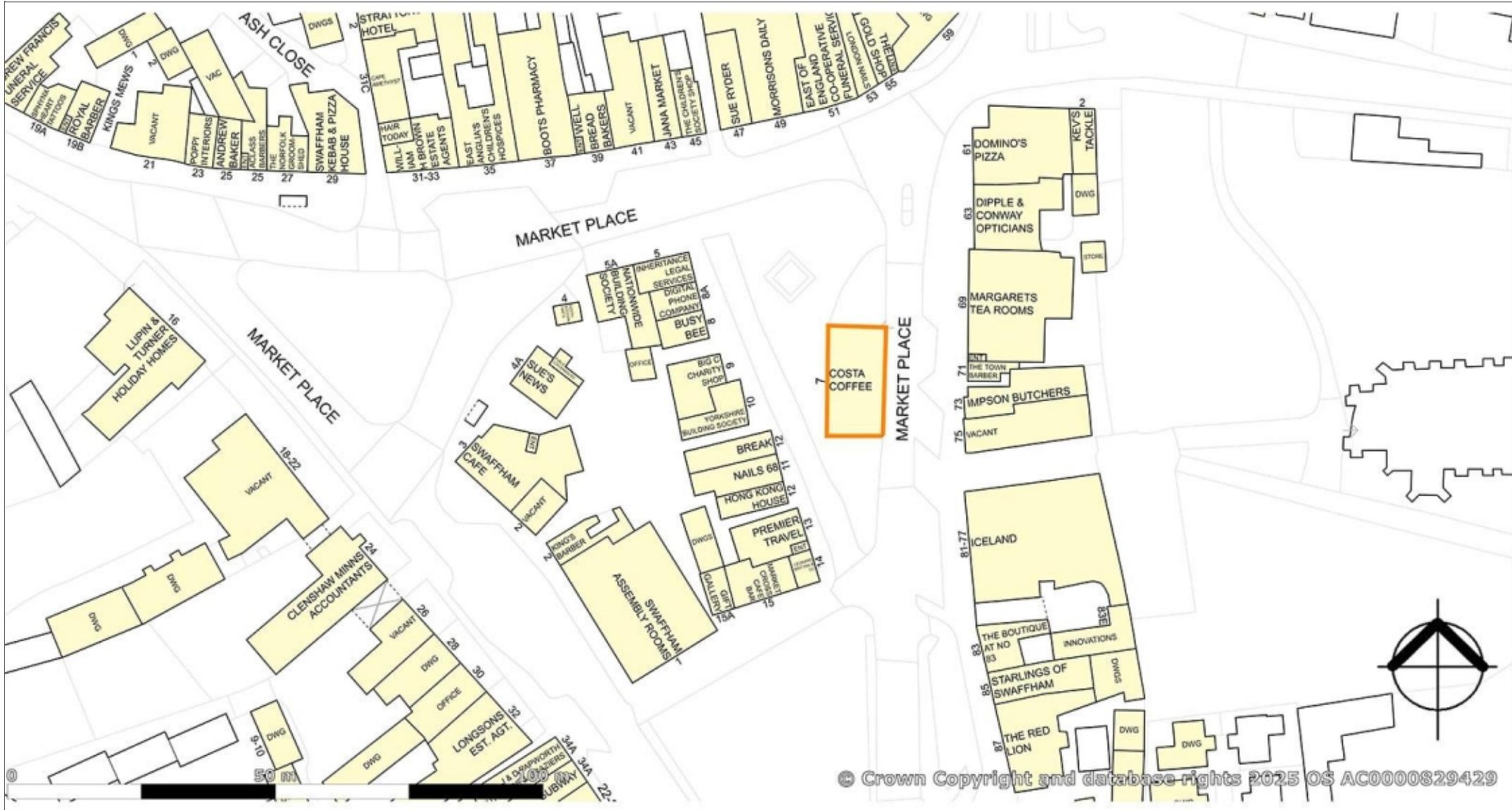
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## Contacts

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