

# Lot 19, The Original Factory Shop, London Road, Wrentham, Suffolk NR34 7HJ

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



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## Property Information

### Freehold Retail Warehouse Investment

- Let to The Original Factory Shop Group Limited
- Recently renewed 10 year lease until November 2035 (subject to option)
- Substantial retail warehouse of 18,839 sq ft
- Site area of approx. 0.87 Acres (0.35 Ha)
- Prominent position with extensive frontage to the A12
- Traded as The Original Factory Shop for over 25 years

#### Lot

19

#### Auction

12th February 2026

#### Rent

£95,000 per Annum Exclusive

#### Status

Available

#### Sector

Retail Warehouse

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

4 miles north of Southwold, 45 miles north-east of Ipswich, 27 miles south east of Norwich

#### Roads

A12

#### Rail

Darsham Railway Station

#### Air

Norwich International Airport

### Situation

Wrentham is an attractive village located near to the famous Suffolk county town of Southwold. The property is situated in a prominent position on London Road (A12), which leads onto High Street approximately 100 metres to the north and is 17 miles north of the proposed new Sizewell B Power Station development which will bring strong economic benefits to the area during the construction process. The property is located in a predominantly residential area with Meadowlands residential development located diagonally opposite the property.

### Tenure

Freehold.

### EPC

Band C.

### Description

The property comprises a substantial retail warehouse arranged over ground and first floors. The property benefits from a site area of approximately 0.87 Acres (0.35 Ha) and customer parking for approximately 30 cars.

The property may be suitable for future mixed retail and residential use as well as EV charging points, subject to obtaining the necessary consents.

### VAT

VAT is applicable to this lot.

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground First	Retail/Ancillary Ancillary	1,122.55 627.65	(12,083) (6,756)	THE ORIGINAL FACTORY SHOP GROUP LIMITED (t/a The Original Factory Shop) (1)	10 years from 04/11/2025 (2)	£95,000	04/11/2030 (3)
<b>Total</b>		<b>1,750.20</b>	<b>(18,839)</b>			<b>£95,000</b>	

(1) The tenant is not subject to the Company Voluntary Arrangement (CVA) or the Notice of Intention to Appoint Administrators (NOI) affecting another company within the TOFS group.

(2) The lease provides a tenant option to determine on 03/11/2030 upon serving 6 months written notice.

(3) The rent review is to the higher of Open Market Value or 2.5% pa compounded annually over 5 years.



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April 2017



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## Contacts

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