

Sue Ryder, 34 High Street, Sheringham Norfolk NR26 8DT

lot 1

Freehold Retail Investment

- Let to Sue Ryder on a new 10 year lease (no breaks)
- Popular and affluent town
- Nearby occupiers include Post Office, Lloyds Chemist, Barclays Bank and Nationwide
- Six Week Completion Period Available

Rent
£10,000
per annum
exclusive



On behalf of

Location

Miles: 26 miles north of Norwich
40 miles east of King's Lynn
Roads: A1082, A148, A149
Rail: Sheringham Rail Station
Air: Stansted Airport, Luton Airport

Situation

Sheringham is an attractive and popular coastal resort town situated on the Norfolk coast. The property is situated in a strong retailing position on west side of the High Street. Nearby occupiers include Post Office, Lloyds Chemist, Barclays and Nationwide.

Description

The property comprises retail accommodation on the ground floor and ancillary accommodation on the first floor. The property benefits from rear access.

Tenure

Freehold

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	54.63 sq m (588 sq ft)	SUE RYDER (1)	10 years from completion until 2023 on a full repairing and insuring lease	£10,000	2018

Totals 54.63 sq m (588 sq ft)

£10,000

(1) Sue Ryder is a registered national charity providing health and social care services in local communities. Sue Ryder has more than 8,000 volunteers and is supported through fundraising and retail activities via 350+ outlets nationwide. (Source: www.sueryder.org). For the year ending 31st March 2011, Sue Ryder reported a working capital of £12,560,000, pre-tax profit of £2,153,000 and a total net worth of £45,059,000 (Source: www.riskdisk.com 24/08/2012).

For further details please contact:

John Mehtab
Tel: +44 (0)20 7034 4855.
Email: john.mehtab@acuitus.co.uk

Mark Symonds
Tel: +44 (0)20 7034 4858.
Email: mark.symonds@acuitus.co.uk
www.acuitus.co.uk

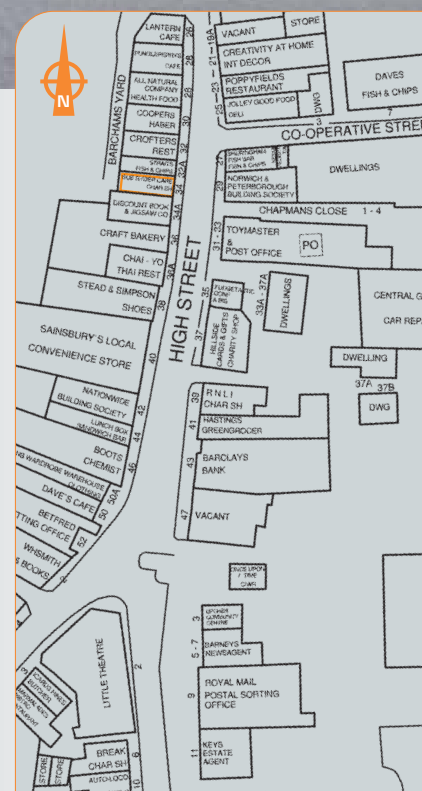
Associate Auctioneers:

Capita Symonds
125 Shaftesbury Avenue,
London WC2H 8AD.
Tel: +44 (0)20 7544 2195.
Email: fred.meehan@capita.co.uk
Ref: Fred Meehan.

CAPITA SYMONDS

Solicitors:

Willans LLP
28 Imperial Square, Cheltenham,
Gloucester GL50 1RH.
Tel: +44 (0)1242 542 945.
Email: alasdair.garbutt@willans.co.uk
Ref: Alasdair Garbutt.



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