

## 10 Market Place, Southwold Suffolk IP18 6EE

### lot 8

**Freehold Retail Investment in  
Prosperous Seaside Town**

- Let to W H Smith Retail Holdings Ltd on a new 10 year lease until 2022
- Attractive well configured and recently extensively refurbished retail unit in prime town centre location
- Nearby occupiers include Tesco's, Co-Op, Lloyds Bank, Joules and Crew Clothing
- Six Week Completion Period Available

**Rent  
£60,195  
per annum  
exclusive**



On behalf of



### Location

**Miles:** 12 miles from Darsham  
32 miles south-east of Norwich  
35 miles north-east of Ipswich  
**Roads:** A12, A146  
**Rail:** Darsham Rail, Ipswich Rail (direct to London Liverpool Street)  
**Air:** Norwich Airport

### Situation

The property occupies a prime position on the town's main retail thoroughfare at the centre of Market Square and the start of East Street, leading to the sea front. The property benefits from nearby occupiers including Tesco's, Co-Op and Lloyds Bank.

### Description

The property, a Grade II Listed building, comprises a double fronted recently extensively refurbished retail unit on the ground floor, basement ancillary accommodation and self-contained residential accommodation over first and second floors, comprising 11 rooms, kitchen and two bathrooms. To the rear of the property is one car parking space.

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	142.50 sq m	(1,534 sq ft)	<b>W H SMITH RETAIL HOLDINGS LTD</b>	10 years and 3 months from 18/01/2012 until 17/04/2022	£60,000	17/01/2017
Ground	Ancillary	7.53 sq m	(81 sq ft)				
Basement	Storage	79.15 sq m	(852 sq ft)				
First Second	Residential	Not measured	Not measured	<b>INDIVIDUAL</b>	999 years from 21/09/2011	£195	21/09/2036 and every 25 years thereafter (2)
<b>Totals</b>		<b>229.18 sq m</b>	<b>(2,467 sq ft)</b>			<b>£60,195</b>	

(1) For the year ending 31/08/2011 W H Smith Retail Holdings Ltd reported a turnover of £180,189,000, pre-tax profits of £180,646,000 and a total net worth of £442,012,000. (Source: www.riskdisk.co.uk 18/01/2012)

(2) The rental income is to increase to double the passing rent at each review.

### For further details please contact:

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### Solicitors:

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