

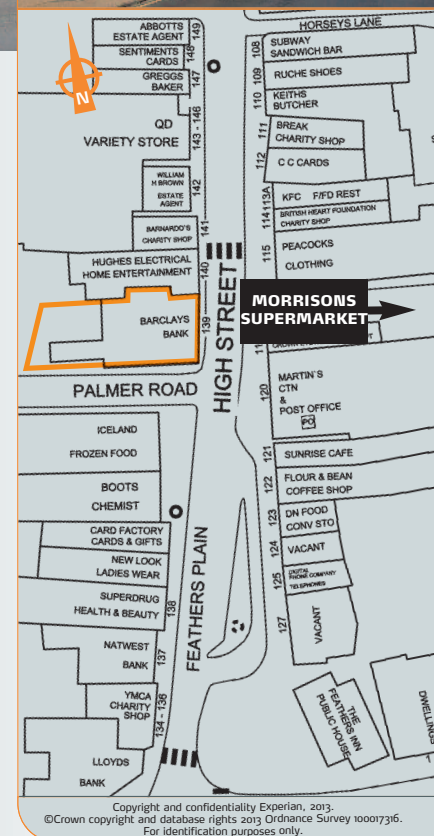
139 High Street Gorleston-on-Sea, near Great Yarmouth, Norfolk NR31 6RA

lot 24

Freehold Bank Investment

- Let to Barclays Bank plc until 2026 (subject to option)
- Prominent town centre location
- VAT-free bank investment
- Nearby occupiers include Morrisons and Iceland Supermarkets, Boots the Chemist, New Look, Superdrug and branches of the major banks

Rent
£32,500
per annum
exclusive



Location

Miles: 4 miles south of Great Yarmouth
8 miles north of Lowestoft
22 miles east of Norwich
Roads: A12, A143, A47
Rail: Great Yarmouth Railway Station
Air: Norwich International Airport

Situation

The property is situated in a prominent corner position on the west side of the High Street at its junction with Palmer Road in the heart of the town centre. Nearby occupiers include Morrisons and Iceland Supermarkets, Boots the Chemist, New Look, Superdrug, The Post Office and branches of HSBC, NatWest and Lloyds Banks.

Description

The property comprises a ground floor banking hall with office and ancillary accommodation on the first floor. The property benefits from a rear yard with car parking for approximately three cars.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Viewings

There will be one block viewing for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Will Moore.
Telephone: +44 (0)20 7034 4858. Email: will.moore@acuitus.co.uk

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Banking Hall/Ancillary	218.50 sq m	BARCLAYS BANK PLC (1)	20 years from 14/06/2006 (2) until 2026 on a full repairing and insuring lease (3)	£32,500	25/03/2018 and 25/03/2023
First	Office/Ancillary	79.99 sq m				
Totals		298.49 sq m			£32,500	

(1) For the year ending 31/12/2013, Barclays Bank plc reported pre-tax profits of £2,885,000,000 and a total net worth of £53,264,000,000. (Source: www.riskdisk.com 31/10/2014).

(2) The lease provides for a tenant option to determine the lease in June 2021.

(3) The lease is subject to a Schedule of Condition.

For further details please contact:

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Buyer's Legal Title Report

by **Dentons UKMEA LLP**
Contact: Greg Rigby.
Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: www.acuitus.co.uk for further details

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