

## 22 London Street, Norwich Norfolk NR2 1LF

lot 6

### Freehold Retail Investment

- On behalf of a Cambridge College
- Prominent corner city centre location
- Entirely let to Tyler Ltd, t/a Stead & Simpson, guaranteed by Shoe Zone Ltd
- HSBC, River Island, Waterstones, Laura Ashley, Gap and Boots the Chemist

Rent  
**£70,000**  
per annum  
exclusive



On behalf of a  
Cambridge College

### Location

Estimated District Population: 420,000  
Miles: 50 miles north of Ipswich  
70 miles east of Peterborough  
Roads: A47, A11, A140  
Rail: Norwich Railway Station  
Air: Norwich International Airport

### Situation

The property is situated in a highly prominent corner position at the junction of London Street and Castle Street with retail frontages to both major shopping thoroughfares. Nearby occupiers include Laura Ashley, Gap, Waterstones, Boots the Chemist and adjoins HSBC Bank.

### Description

The property comprises a GROUND FLOOR RETAIL UNIT with ANCILLARY ACCOMMODATION on basement and four upper floors.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	Gross Frontage (London St) 7.06 m Net Frontage (London St) 6.02 m Gross Frontage (Castle St) 8.41 m Net Frontage (Castle St) 9.17 m	<b>TYLER LTD t/a STEAD &amp; SIMPSON guaranteed by SHOE ZONE LIMITED (1)</b>	25 years from 25/12/1990 on a full repairing and insuring lease	£70,000	25/12/2010
Basement	Sales	51.00 sq m (549 sq ft)				
First	Ancillary	54.07 sq m (582 sq ft)				
Second	Ancillary	52.68 sq m (567 sq ft)				
Third	Ancillary	50.54 sq m (544 sq ft)				
Fourth	Ancillary	32.70 sq m (352 sq ft)				
<b>Totals</b>		<b>281.40 sq m (3,029 sq ft)</b>			<b>£70,000</b>	

(1) For the year ending 2nd January 2010, Shoe Zone Limited reported a turnover of £177,104,000, pre-tax profits of £15,721,000 and a net worth £25,064,000.

### For further details please contact:

**Peter Cunliffe**  
Tel: +44 (0)20 7034 4852 Fax: +44 (0)20 7034 4869.  
Email: peter.cunliffe@acuitus.co.uk

**John Mehtab**  
Tel: +44 (0)20 7034 4855 Fax: +44 (0)20 7034 4869.  
Email: john.mehtab@acuitus.co.uk  
**www.acuitus.co.uk**

### Associate Auctioneers:

**Bidwells Property Consultants**  
8 Pollen Street, London W1S 1NG.  
Tel: +44 (0)20 7297 6274.  
Email: agroves@bidwells.co.uk  
Ref: Andrew Groves.

### Solicitors:

**Kester Cunningham John**  
Chequers House, 77-81 Newmarket Road,  
Cambridge CB3 8EU.  
Tel: +44 (0)1223 363111 Fax: +44 (0)1223 323370.  
Email: magnus.mcmanus@kcj.co.uk  
Ref: Magnus McManus.

