

lot 45

33 Orford Place Norwich, Norfolk NR1 3QA

Rent
£65,500
per annum
exclusive

Freehold Retail/Restaurant Investment

- Let to Millennium Trading Limited until 2031 (no breaks)
- Excellent City Centre location adjacent to Primark and between Haymarket and Castle Mall Shopping Centre

- Nearby occupiers include Marks & Spencer, Debenhams, Nando's and Pizza Hut
- VAT-free investment



Location

Miles: 12 miles west of Great Yarmouth
42 miles north of Ipswich
Roads: A11, A140, A147
Rail: Norwich Railway Station
Air: Norwich International

Situation

The property is situated in a prominent location on the western side of Orford Place, to the south of Castle Meadow and north of Red Lion Street, between Haymarket, Norwich's principal retailing thoroughfare and Castle Mall Shopping Centre. The property is located adjacent to Primark, with other nearby occupiers including Marks & Spencer, Debenhams, Top Shop, Next and restaurants including Bella Italia, Nando's and Pizza Hut.

Description

The property comprises a restaurant on the ground and first floors with ancillary accommodation on the basement and second floors.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Restaurant/Ancillary	49.10 sq m (529 sq ft)	MILLENNIUM TRADING LIMITED (1) (t/a Wox Noodle Bar)	25 years from 09/11/2006 until 08/11/2031 on a full repairing and insuring lease	£65,500	09/11/2016 and five yearly thereafter
Basement	Ancillary	39.40 sq m (424 sq ft)				
First	Restaurant/Ancillary	47.70 sq m (513 sq ft)				
Second	Ancillary	48.70 sq m (524 sq ft)				
Total Commercial Area		184.90 sq m (1,990 sq ft)			£65,500	

(1) Wox Noodle Bar is a trading name within Noodle Oodle Group, with other trading names in the group including Chopstix, Noodle Box, Wok in a Box and Noodle Stop. The Group operate from about 60 sites in the UK (www.chopstix.com). The tenant has traded in this location for over 9 years.

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