

lot 71

## 41 Norwich Road Dereham, Norfolk NR20 3AS

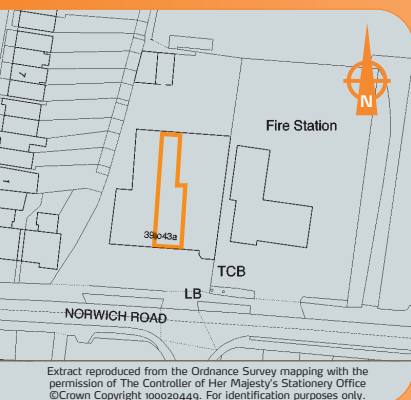
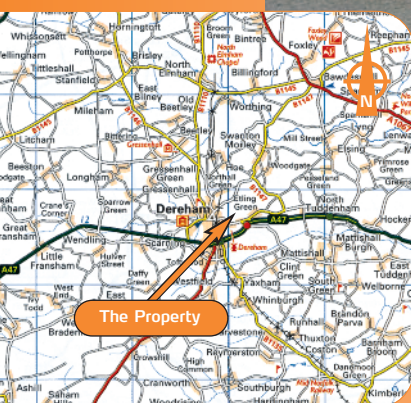
Rent  
**£17,000**  
per annum  
exclusive  
(gross)

### Virtual Freehold Retail Investment

- Retail unit in the affluent Norfolk town of Dereham
- Forms part of a local retail parade
- Prominent roadside location within densely populated residential area



On behalf of  
Joint LPA Receivers



### Location

Miles: 15 miles north-west of Norwich  
55 miles north-east of Cambridge  
57 miles north-east of Peterborough  
Roads: A47, B147, A1075  
Air: Norwich International Airport

### Situation

The property is located in the town of Dereham in the county of Norfolk, some 15 miles from Norwich. The property is situated in a predominantly residential area, just east of the town centre on the main arterial route to the A27. Nearby occupiers include One Stop Convenience Store, Gordon Barbers Funeral Directors, Norwich Road Garage and Norwich Fire and Rescue.

### Description

The property comprises a ground floor retail unit which forms part of a retail parade.

### Tenure

Virtual Freehold. Held for a term of 999 years from 20th March 2003 until 10th March 3002 at a fixed rent of £100 per annum.

### VAT

VAT is applicable to this lot.

### NB:

The adjoining unit, 39 Norwich Road, is being offered as Lot 46 in this catalogue.

### Six Week Completion

### Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge, but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x. (gross)	Reversion
Ground	Retail	159.51 sq m (1,717 sq ft)	<b>INDIVIDUAL (t/a Sunflower House Takeaway)</b>	Approx 19 years from 15/03/2000	£17,000	25/02/2019
<b>Totals</b>		<b>159.51 sq m (1,717 sq ft)</b>			<b>£17,000</b>	

### For further details please contact:

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### Buyer's Legal Report Service

**Dentons UKMEA LLP**  
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See: **www.acuitus.co.uk** for further details

### Seller's Solicitors:

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