

lot 90

Rent  
£11,520  
per annum  
exclusive

## The Old Malthouse, 75 Howard Street Great Yarmouth, Norfolk NR30 2PU

### Town Centre Retail Parade

- Three retail units (one with vacant possession)
- Opposite Victoria Shopping Arcade and close to Market Gates Shopping Centre
- Adjacent to King Street Car Park, the town centre's largest car park



### Location

Miles: 19 miles east of Norwich  
74 miles north of Colchester  
Roads: A12, A47, A143  
Rail: Great Yarmouth Rail  
Air: Norwich International Airport

### Situation

The property is located on the western side of Howard Street, close to its junction with Regent Street. Victoria Arcade, an indoor boutique style shopping centre, is located directly opposite the property with King Street Car Park, the town centre's largest car park, adjacent. Within a short walk is the prime pedestrianised shopping thoroughfare of Market Place, home to Market Gates Shopping Centre, which houses retailers including Boots the Chemist, Topshop, JD Sports and Game.

### Description

The property comprises three ground floor retail units, which form part of a larger building.

### Tenure

Virtual Freehold. Held on two separate titles for terms of 999 years from 12th January 2005 and 12th January 2006 at a peppercorn rent.

### VAT

VAT is applicable to this lot.

### Six Week Completion

### Tenancy and accommodation

Unit No.	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
1	Ground	Coffee Shop	32.20 sq m (347 sq ft)	<b>WESTWICK COFFEE SHOPS LTD (WITH PERSONAL GUARANTEE)</b>	5 years from 24/12/2008	£5,760 (1)	23/12/2013 (2)
2/3	Ground	Hairdressing Salon	75.40 sq m (812 sq ft)	<b>INDIVIDUAL t/a Gossip Hairdressers (WITH PERSONAL GUARANTEE)</b>	23 years from 29/09/1991	£5,760	28/09/2014 (2)
4	Ground	Retail	54.30 sq m (584 sq ft)	<b>VACANT POSSESSION</b>			
<b>Total Commercial Area</b>			<b>164.90 sq m (1,775 sq ft)</b>			<b>£11,520</b>	

- (1) The contractual rent is £7,500 pa, the tenant is currently paying a concessionary rent.  
(2) The tenant is holding over.

### For further details please contact:

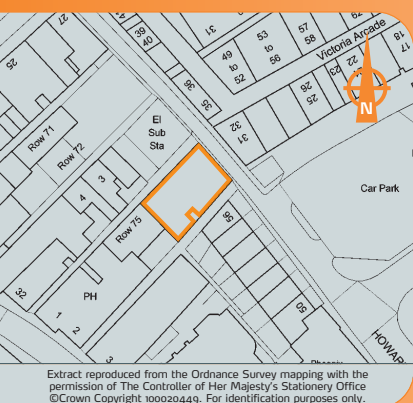
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### Buyer's Legal Report Service:

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See: **www.acuitus.co.uk** for further details

### Seller's Solicitors:

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