

65/67 London Road North Lowestoft, Suffolk NR32 1LS

lot 79

Freehold Retail Investment

- Entirely let to Greggs Plc
- Prime pedestrianised town centre location diagonally opposite Marks & Spencer
- Close proximity to The Britten Shopping Centre
- Nearby retailers include Boots the Chemist, WH Smith, Waterstones and H Samuel

Rent
£55,500
per annum
exclusive



On behalf of
Insolvency
Practitioners
Deloitte

Location

Miles: 10 miles south of Great Yarmouth
27 miles south-east of Norwich
Roads: A12, A146, A11, M11
Rail: Lowestoft Railway Station
Air: Norwich International Airport

Situation

The property is situated on the western side of London Road North, Lowestoft's prime pedestrianised retail thoroughfare. The property is located a short distance from The Britten Shopping Centre which houses retailers including Iceland, WH Smith and Poundland. Other nearby occupiers include Marks & Spencer, Boots the Chemist and New Look.

Description

The property comprises two ground floor retail units with ancillary accommodation on the first floor. Part of the property has been sublet to Vodafone.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Note

This property is being marketed for sale on behalf of Insolvency Practitioners and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Insolvency Practitioners are acting without personal liability.

Tenancy and accommodation

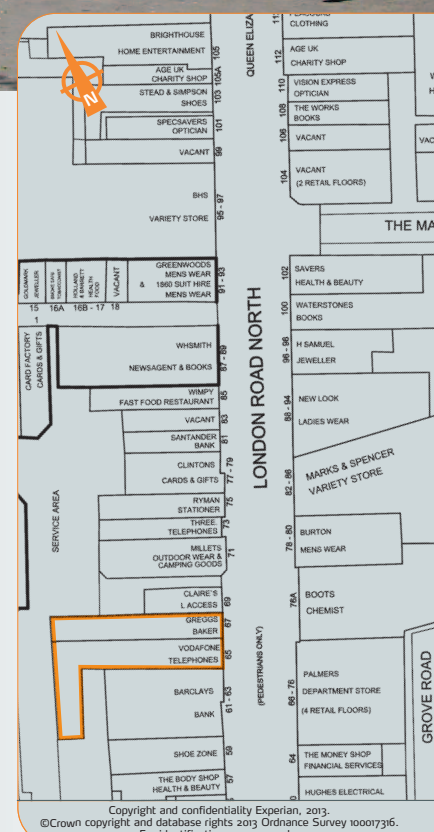
Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Unit 65 (sublet)	Ground	Retail/Ancillary	117.30 sq m	(1,262 sq ft)	GREGGS PLC (1)	6 years from 28/06/2013	£55,500	27/06/2019
Unit 67	Ground First	Retail/Ancillary Ancillary	233.09 sq m 131.25 sq m	(2,508 sq ft) (1,412 sq ft)				
Total			481.64 sq m	(5,182 sq ft)			£55,000	

(1) For the year ending 3rd January 2015, Greggs Plc reported a turnover of £803,961,000, pre-tax profits of £49,743,000 and a total net worth of £241,982,000 (Source: Experian Group 07/06/2016). Part of the property has been sublet to Vodafone.

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