

lot 82

## 69 London Road North Lowestoft, Suffolk NR32 1LS

Rent  
£36,500 per  
annum  
exclusive

### Freehold Retail Investment

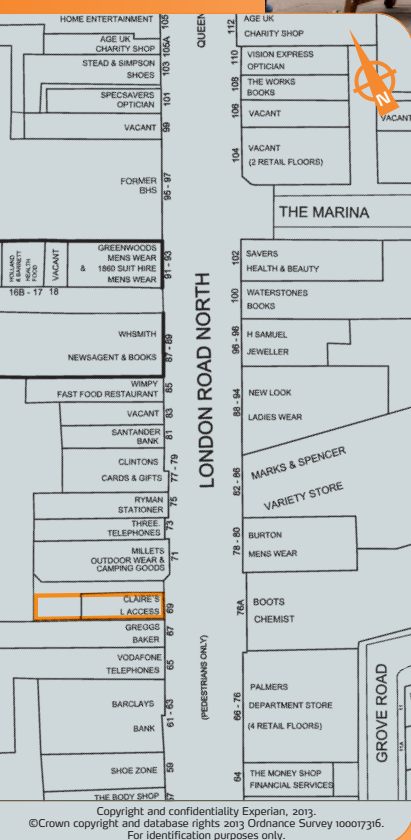
- Let to Claire's Accessories UK Limited
- Prime pedestrianised town centre location opposite Marks & Spencer

- Nearby retailers include Boots the Chemist, WH Smith, Waterstones, Holland & Barrett and Starbucks
- Tenant in occupation since 2003



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, WH Smith, Waterstones, Holland & Barrett and Starbucks.

### Description

The property comprises a ground floor retail unit with additional portacabin storage to the rear which is currently used by the tenant.

### 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

Floor	Use	Floor Areas (Approx)	Tenant.	Term	Rent p.a.x.	Reversion
Ground	Retail/Ancillary	85.47 sq m (920 sq ft)	<b>CLAIRE'S ACCESSORIES UK LIMITED (t)</b>	5 years from 14/10/2013 on a full repairing and insuring lease	£36,500	13/10/2018
<b>Totals</b>		<b>85.47 sq m (920 sq ft)</b>			<b>£36,500</b>	

(t) For the year ending 31st January 2015, Claire's Accessories UK Limited reported a turnover of £125,298,000, pre-tax profits of £1,295,000 and a total net worth of £80,403,000. (Source: Experian Group 07/09/2016)

### For further details please contact:

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### Buyer's Legal Report Service

#### Dentons UKMEA LLP

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### Seller's Solicitors:

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