

Lot 27

£23,032 per annum exclusive

76 Regent Road, Great Yarmouth, Norfolk NR30 2AJ

Freehold Retail and Residential Investment



Key Details

- Ground floor retail let until 2027 (no breaks)
- Three residential flats let on ASTs
- Pedestrianised thoroughfare from Great Yarmouth's Beach & Pier

On Behalf of a Major Fund Manager

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 situated on the pedestrianised Regent Street, a busy thoroughfare between Great Yarmouth Britannia Pier and the prime retailing pitch. Nearby occupiers include a mix of national and local occupiers, as well as a number of hotels and hostels.

Description

The property comprises a ground floor retail unit currently used as a hot food takeaway. The first and second floors comprise 2 x one bedroom flats and 1 x two bedroom flat accessed from the rear of the property.

Tenure

Freehold.

VAT

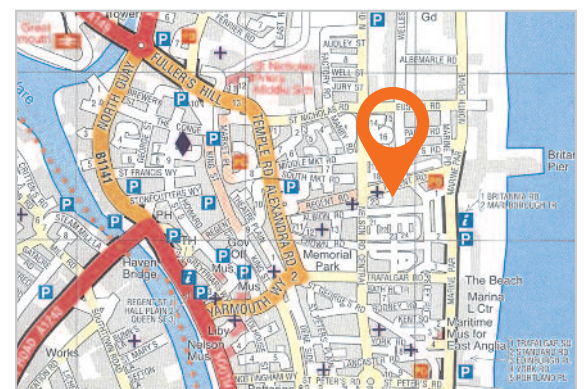
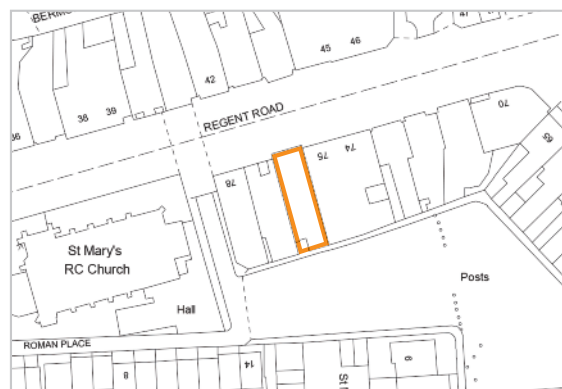
VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
76	Ground	Retail	97.64 sq m (1,051 sq ft)	INDIVIDUAL t/a Istanbul Kebab House	21 years from 04/04/2006 until 03/04/2027	£10,000	24/06/2015 (1) and three yearly
76a	First	Residential	1 Bedroom Flat	INDIVIDUAL	Monthly rolling AST from 27/08/2013	£4,392	
76b	First	Residential	1 Bedroom Flat	INDIVIDUAL	AST for a term of 3 years from 31/03/2015	£3,900	(30/03/2018)
76c	Second	Residential	2 Bedroom Flat	INDIVIDUAL	Monthly rolling AST from 03/01/2011	£4,740	
Total Commercial Area						97.64 sq m (1,051 sq ft)	£23,032

(1) The rent review is outstanding.



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