

# 120-124 Magdalen Street, Norwich, East Anglia NR3 1JD

Freehold Retail Investment

**Lot 79**

£6,900 per annum  
exclusive



## Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
124 Magdalen Street	Ground	Retail	32.14 sq m (346 sq ft)	TESLA RAIL FLUX LIMITED t/a Royal Barbers Code	6 years from 30/01/2017	£6,750	30/01/2020 (29/01/2023)
120 Magdalen Street	Ground	Retail	Not Measured	INDIVIDUAL t/a Zippers	125 years from 13/08/2014	-	(12/08/2139)
120 Magdalen Street	First and Second	Residential	3 x Flats	INDIVIDUAL	3 x 999 year leases from 01/06/1989 (1)	£150	(31/05/2988)
<b>32.14 sq m (346 sq ft)</b>						<b>£6,900</b>	

(1) The seller has served a notice on the residential tenants, pursuant to section 5B of the Landlord & Tenant Act 1987. Each lease has a rent of £50 per annum.

### Key Details

- Prominent Main Road Location
- VAT-free Investment
- Within close proximity to Anglia Square Retail Park which houses occupiers including Boots Chemist, Iceland, Savers, Poundland and Shoe Zone

### On behalf of a Major Fund Manager

#### Location

Miles: 0.8 miles from Norwich City Centre  
12 miles west of Great Yarmouth  
42 miles north of Ipswich

Roads: A11, A140, A147

Rail: Norwich Railway Station

Air: Norwich International Airport

#### Situation

Norwich is a popular Cathedral and University City in East Anglia. The property is situated on the western side of Magdalen Street, close to its junction with Edward Street. The Anglia Square Retail Park is approximately 100 metres from the property housing occupiers including Boots the Chemist, Iceland, Savers, Poundland and Shoe Zone. The retail park also provides multi-storey car parking for approximately 240 cars.

#### Description

The property comprises two retail units on the ground floor (part let on a long lease) and three self-contained residential flats on first and second floors, all let on long leases.

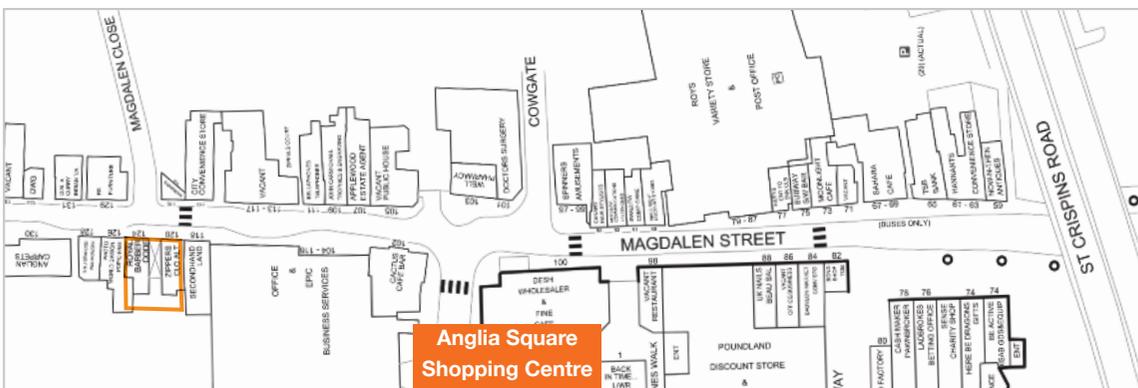
#### Tenure

Freehold.

#### VAT

VAT is not applicable to this lot.

#### Six Week Completion



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

**Acuitus**  
Gwen Thomas  
+44 (0)20 7034 4857  
gwen.thomas@acuitus.co.uk

**Acuitus**  
Georgina Roberts  
+44 (0)20 7034 4863  
georgina.roberts@acuitus.co.uk

**Seller's Solicitors: Eversheds Sutherland**  
David Farmer  
+44 (0)29 2047 7887  
davidfarmer@eversheds-sutherland.com