

# 26 High Street, King's Lynn, Norfolk PE30 1BP

Freehold Retail Investment

**Lot 54**

£35,000 per annum  
exclusive



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground	Retail/Ancillary	139.99 sq m	(1,507 sq ft)	CAPITAL PRIME	5 years from 25/08/2017 on a full repairing and insuring lease (1)	£35,000 (2)	25/08/2020 (3)
First	Ancillary	66.20 sq m	(713 sq ft)	INVEST LIMITED			
Second	Ancillary	41.80 sq m	(450 sq ft)	t/a Divine Beds			
<b>Total</b>		<b>247.99 sq m</b>	<b>(2,670 sq ft)</b>			<b>£35,000</b>	

- (1) The lease is full repairing and insuring subject to a Schedule of Condition.
- (2) The tenant is currently benefiting from a rent-free period expiring 3rd March 2018. The tenant will then benefit from a half rent period to and including 24th August 2018. The Vendor has agreed to adjust the completion monies so that the property will effectively produce £35,000 p.a.x. from completion of the sale. A 2 month rent deposit is held by the Vendor.
- (3) The rent is reviewed in August 2020 to the higher of the passing rent or RPI.

## Key Details

- New 5 year lease from August 2017
- RPI Rent Review in August 2020
- Prominent trading position on pedestrianised High Street close to Boots the Chemist, Debenhams and Primark
- Close to new 20,000 sq ft H&M store due to open in August 2018

## Location

- Miles:** 32 miles north-east of Peterborough  
39 miles west of Norwich
- Roads:** A10, A12, A47, A143
- Rail:** King's Lynn Railway Station
- Air:** Norwich International Airport

## Situation

The property is prominently situated on the eastern side of the pedestrianised High Street, south of its junction with New Conduit Street, in the heart of the town centre. Nearby occupiers include Debenhams, Boots the Chemist, Primark, Starbucks, and Topshop/Topman. A new 20,000 sq ft H&M store is due to open in 2018 on the site of the former Beales Department Store in Broad Street.

## Description

The property comprises a ground floor shop with ancillary accommodation on the first and second floors.

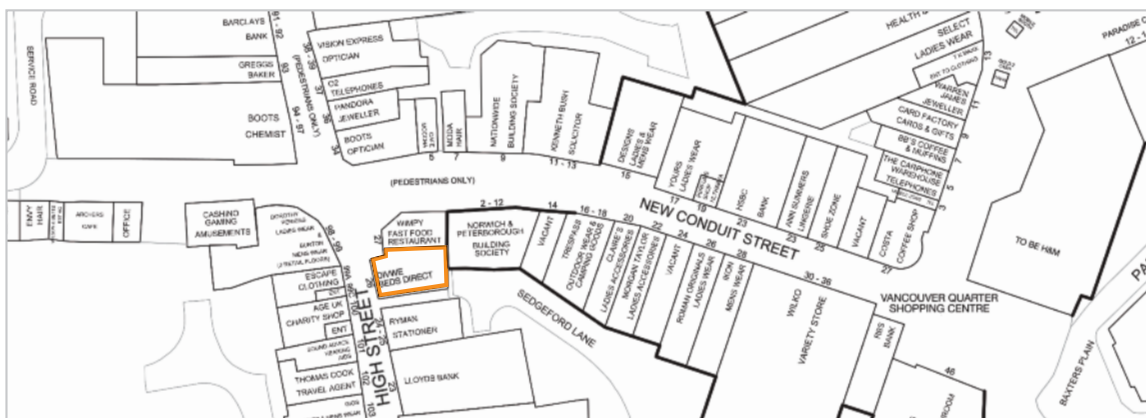
## Tenure

Freehold.

## VAT

VAT is applicable to this lot.

## Six Week Completion



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