

# 3 High Street, East Dereham, Norfolk NR19 1DZ

Freehold Retail Investment

**Lot 17**

£25,000 per annum



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	71.81 sq m (773 sq ft)	TUI UK RETAIL LIMITED (1)	10 years from 25/03/2018 until 24/03/2028 (2)	£25,000	25/03/2023
First	Ancillary	30.10 sq m (324 sq ft)	t/a TUI	on a full repairing and insuring lease		
<b>Total</b>		<b>101.91 sq m (1,097 sq ft)</b>			<b>£25,000</b>	

(1) In the UK and Ireland, TUI employ around 12,500 people, with over 600 travel agencies, with the wider TUI Group employing around 67,000 people and servicing 20 million customers. For the year ending 30 September 2017, TUI UK Retail Limited reported a turnover of £201,000,000, pre-tax profits of £1,000,000 and a total net worth of £191,000,000 (Sources: www.tui.co.uk and Experian Group 26/04/2018).

(2) The lease provides for a tenant option to determine on the fifth anniversary of term commencement.

### Key Details

- Let to TUI UK Retail Limited
- New 10 year renewed lease from March 2018 (subject to option)
- Rent increased from £20,000 per annum
- Nearby occupiers include Greggs, Costa, Boots the Chemist and a Co-operative Food supermarket
- Prominent trading location in attractive Norfolk market town
- VAT-free investment

### Location

Miles: 15 miles north-west of Norwich  
20 miles north-east of Thetford

Roads: A47

Rail: Dereham Railway Station

Air: London Stansted Airport

### Situation

The property is located on the eastern side of High Street, close to Nelson Place Shopping Centre, in the heart of East Dereham town centre. Nearby occupiers include Greggs, Costa, Boots the Chemist, a Co-operative Food supermarket, Superdrug, Iceland and branches of HSBC, Halifax and Lloyds banks.

### Description

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

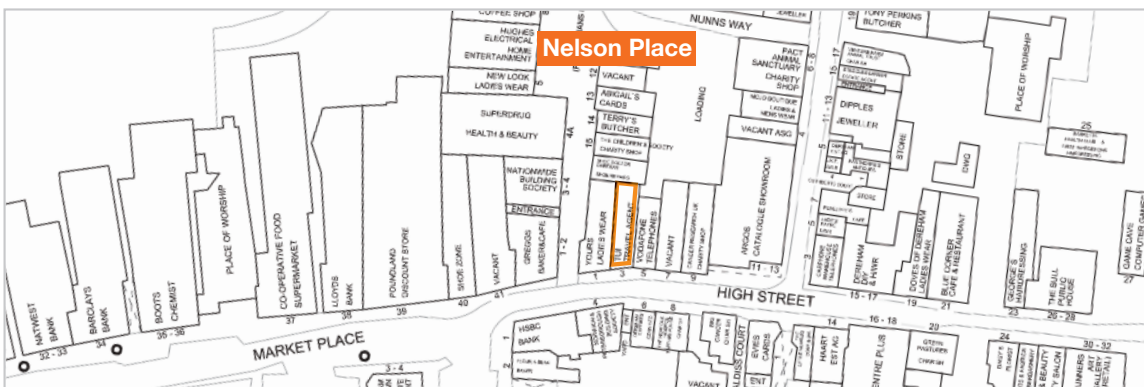
### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Six Week Completion



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