

# 31 Market Place, Great Yarmouth, Norfolk NR30 1LX

Prime Freehold Retail Investment

**Lot 20**

£52,000 per annum



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Ground	Retail/Ancillary	108.88 sq m (1,172 sq ft)	HOLLAND & BARRETT	20 years from 29/09/2002 until	£52,000
Basement	Ancillary (not used)	- (-)	BARRETT	29/09/2002 until	
First	Retail/Ancillary	65.22 sq m (702 sq ft)	RETAIL LIMITED	28/09/2022 on a full repairing and	
Second	Ancillary	81.01 sq m (872 sq ft)	(1)	insuring lease	
Third	Ancillary	70.70 sq m (761 sq ft)			
<b>Total</b>		<b>325.81 sq m (3,507 sq ft)</b>			<b>£52,000</b>

(1) For the year ending 30th September 2017, Holland & Barrett Retail Limited reported a turnover of £461,408,000, pre-tax profits of £81,776,000 and a total net worth of £244,129,000 (Source: Experian Group 12/06/2018).

## Key Details

- Let to Holland & Barrett Retail Limited
- 2018 tenant break option not exercised
- Diagonally opposite Market Gates Shopping Centre with retailers including Boots the Chemist, JD Sports, Wilko, Superdrug and Starbucks
- Other nearby occupiers include WHSmith, Greggs and Edinburgh Woollen Mill
- VAT-free Investment

## Location

Miles: 19 miles east of Norwich  
74 miles north of Colchester  
Roads: A12, A47, A143  
Rail: Great Yarmouth Railway Station  
Air: Norwich International Airport

## Situation

The property is situated in a fine trading location fronting the pedestrianised Market Place and Market Row, in the heart of Great Yarmouth town centre. Market Gates Shopping Centre is diagonally opposite, with retailers including Boots the Chemist, JD Sports, Wilko, Superdrug and Starbucks. Other nearby occupiers include WHSmith, Greggs, Edinburgh Woollen Mill and branches of Santander, Barclays and Halifax banks.

## Description

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

## Tenure

Freehold.

## VAT

VAT is not applicable to this lot.

## Six Week Completion



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