

# Lot 66

£80,000 per annum exclusive

## 183 King Street, Great Yarmouth, Norfolk NR30 1LS

Freehold Retail Investment



### Key Details

- Let to WH Smith Retail Holdings Limited (no breaks)
- Includes Post Office counter
- Pedestrianised town centre location
- Occupiers in Market Gates Shopping Centre include Boots the Chemist, JD Sports, Wilko, Superdrug and Starbucks
- Other nearby occupiers include Holland & Barrett, Greggs, River Island and branches of Santander, Barclays and Halifax banks

### 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

Great Yarmouth is a popular Norfolk coastal town that benefits from a significant seasonal increase in demographic due to holidaying families and day visitors. The property is prominently situated fronting the pedestrianised King Street, in the heart of Great Yarmouth town centre. Market Gates Shopping Centre is located approximately 50 metres away, with retailers including Boots the Chemist, JD Sports, Wilko, Superdrug and Starbucks.

Other nearby occupiers include Holland & Barrett, Greggs, River Island and branches of Santander, Barclays and Halifax banks.

### Description

The property comprises ground floor retail accommodation and first and second floor ancillary accommodation and a basement plant room. The property benefits from rear access.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Six Week Completion

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews (Reversion)
Ground	Retail	530.70 sq m (5,713 sq ft)	WH SMITH	10 years from 01/03/2012 on a full repairing and insuring lease (2)	£80,000 (3)	01/03/2017 (21/02/2022) (2)
First	Ancillary	437.57 sq m (4,710 sq ft)	RETAIL			
Second	Ancillary	53.50 sq m (575 sq ft)	HOLDINGS LIMITED (1)			
Basement	Plant Room	19.6 sq m (211 sq ft)				
<b>Total</b>		<b>1,041.37 sq m (11,209 sq ft)</b>			<b>£80,000 (3)</b>	

(1) For the year ending 31st August 2017, WH Smith Retail Holdings Limited reported a turnover of £181,024,000, pre-tax profits of £67,219,000 and a total net worth of £449,954,000 (Source: Experian Group 18/06/2018).

(2) The tenant has indicated that they would like to enter into negotiations for a new lease.

(3) Rent rebased from £95,000 in 2012.



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