

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
- All. Norwich miernational All

Situation

Great Yarmouth is a popular Norfolk coastal town that benefits from a significant seasonal increase in demographic due to holidaying familys 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

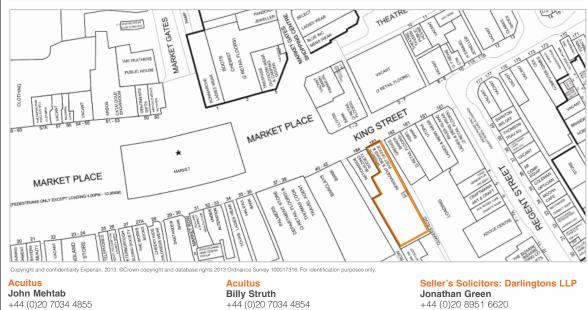
Floor	or Use Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews (Reversion)
Ground First Second Basement	Retail Ancillary Ancillary Plant Room	530.70 sq m 437.57 sq m 53.50 sq m 19.6 sq m		10 years from 01/03/2012 on a full repairing and insuring lease (2)	£80,000 (3)	01/03/2017 (21/02/2022) (2)

	Total	1,041.37 sq m	(11,209 sq ft)	£80,000 (3)

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).
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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