

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

Freehold Retail Investment

**Lot 50**

£22,500 per annum  
exclusive



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	142.63 sq m (1,535 sq ft)	YOURS CLOTHING LIMITED	10 years from 25/03/2019 until 25/03/2029 on a full repairing and insuring lease (2)	£22,500	25/03/2024
First	Ancillary	141.62 sq m (1,524 sq ft)	t/a Bad Rhino (1)			
Second	Ancillary	173.85 sq m (1,871 sq ft)				
Basement	Ancillary	140.61 sq m (1,514 sq ft)				
<b>Total</b>		<b>598.71 sq m (6,444 sq ft)</b>			<b>£22,500</b>	

(1) Bad Rhino is part of Yours Clothing Group and was launched in 2015 as an extra size menswear brand (source: www.badrhino.com 11/06/2019). For the year ending 3rd February 2019, Yours Clothing Limited reported a turnover of £105,569,422, pre-tax profits of £12,439,587 and a total net worth of £14,029,528 (Source: Experian Group 17/06/2019).  
 (2) The lease provides a tenant option to determine on 25/03/2024.

### Key Details

- Let to Yours Clothing Limited t/a Bad Rhino on a recently renewed 10 year lease (subject to option)
- Rebased rent
- Prominent position on the pedestrianised Market Place
- Tenant in occupation for over 20 years
- Opposite Market Gate Shopping Centre
- Nearby occupiers include Boots, Holland & Barrett, WH Smith and Santander

### On Behalf of Trustees

#### Location

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

#### Situation

The property occupies a prominent position on the western side of the pedestrianised Market Place. Market Place is a historic and bustling market street, which hosts its famous markets twice a week. Opposite the property is the Market Gate Shopping Centre, which houses occupiers including Boots, Wilko, Card Factory and JD Sports. Other nearby occupiers include Holland & Barrett, WH Smith and Santander.

#### Description

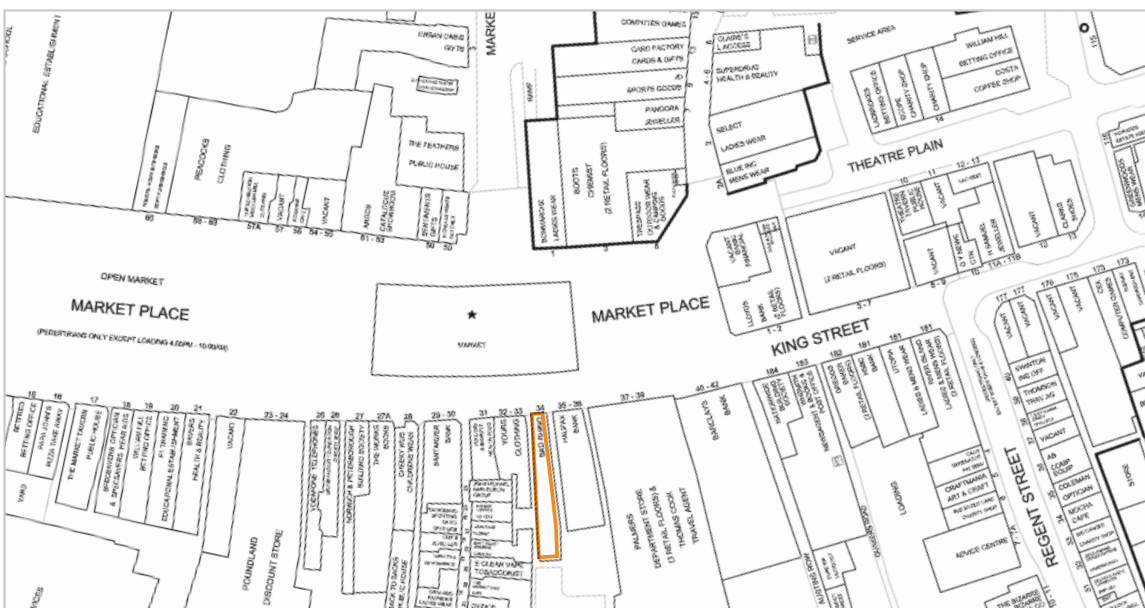
The property comprises a Grade II listed four storey building currently arranged to provide a ground floor retail unit with basement, first and second floor ancillary accommodation. The basement is accessed via a hatch.

#### Tenure

Freehold.

#### VAT

VAT is applicable to this lot.



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