

# 179, 180, 181 King Street, Great Yarmouth, Norfolk NR30 1LS

Freehold Retail Investment and Part Vacant with Development Potential (subject to consents)

**Lot 42**

£122,300 per annum  
exclusive



## Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x. Reversion
Unit 1, 181 High Street	Ground	Retail	191 sq m (2,055 sq ft)	HSBC BANK PLC (1)	10 years from 25/03/2012	£82,000 24/03/2022
	Basement	Ancillary	197 sq m (2,120 sq ft)			
	First	Ancillary	156 sq m (1,679 sq ft)			
	Second	Ancillary	136 sq m (1,463 sq ft)			
Unit 2, 180 King Street	Ground	Retail	243 sq m (2,615 sq ft)	VACANT		
	Basement	Ancillary	265 sq m (2,852 sq ft)			
	First	Ancillary	131 sq m (1,410 sq ft)			
	Second	Ancillary	255 sq m (2,744 sq ft)			
Unit 3, 179 King Street	Ground	Retail	262 sq m (2,820 sq ft)	RIVER ISLAND CLOTHING CO. LIMITED (2)	5 years from 1/09/2017	£40,000 31/08/2022
	Basement	Ancillary	233 sq m (2,508 sq ft)			
	First	Ancillary	243 sq m (2,615 sq ft)			
	Second	Ancillary	231 sq m (2,486 sq ft)			
Service Yard				GREGGS PLC	Licence	£300
<b>Total</b>			<b>2,543 sq m (27,367 sq ft)</b>			<b>£122,300</b>

- (1) HSBC is one of the world's largest banking and financial services organisations, serving more than 40 million customers through four global businesses: Retail Banking and Wealth Management, Commercial Banking, Global Banking and Markets, and Global Private Banking. Their network covers 65 countries and territories in Europe, Asia, the Middle East and Africa, North America and Latin America (Source : [www.hsbc.co.uk](http://www.hsbc.co.uk)).
- (2) With over 60 years of fashion retailing experience, River Island is one of the most well-known and loved brands.....with over 350 stores across the UK, Ireland and internationally throughout Asia, the Middle East and Europe..... (Source : [www.riverisland.com](http://www.riverisland.com)).

## Key Details

- Prominent town centre location
- Tenants include HSBC and River Island
- Comprises 2,543 sq m (27,367 sq ft)
- Nearby occupiers include Greggs (adjacent), WHSmith, Nationwide and Lloyds

## On behalf of a Major Fund Manager

### Location

Miles: 19 miles east of Norwich  
54 miles north of Ipswich  
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 King Street, at its junction with Regent Street. Market Place is diagonally opposite, which is a historic and bustling market place that hosts its famous markets twice a week. The property is between Market Gates Shopping Centre and Victoria Arcade opposite, with a number of the town's car parks close by. Nearby occupiers include Greggs (adjacent), WH Smith, Nationwide, Lloyds, Barclays, Halifax, Betfred and Palmers department store.

### Description

The property comprises 3 ground floor shops with ancillary accommodation on the first and second floors. There is an electrical substation on site.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Planning

The property may benefit from conversion to residential use, subject to the current occupation and the necessary consents/permissions. Interested parties are referred to Great Yarmouth Borough Council. [www.great-yarmouth.gov.uk](http://www.great-yarmouth.gov.uk)

### Six Week Completion

### Energy Performance Certificate

See legal pack at [acuitus.co.uk](http://acuitus.co.uk)



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

**Acuitus**  
Peter Mayo  
+44 (0)20 7034 4864  
[peter.mayo@acuitus.co.uk](mailto:peter.mayo@acuitus.co.uk)

**Acuitus**  
Georgina Roberts  
+44 (0)20 7034 4863  
[georgina.roberts@acuitus.co.uk](mailto:georgina.roberts@acuitus.co.uk)

**Seller's Solicitors: CMS Cameron McKenna Nabarro Olswang LLP**  
Peter Bentley  
+44 (0)114 279 4000  
[peter.bentley@cms-cmno.com](mailto:peter.bentley@cms-cmno.com)