

Lot 27

£45,753 Per Annum
Exclusive

Harry Ramsden's, 11-12 Marine Parade, Great Yarmouth, Norfolk NR30 3AH

Freehold Restaurant Investment with Long Lease



Historic photo taken 07/09/2019. The property is open and trading, however the tenant is currently undertaking works.

Key Details

- Prominent sea front position in prime leisure location
- Substantial Property comprising some 761 sq m (8,192 sq ft)
- Let to Deep Blue Restaurants Limited t/a Harry Ramsden's until 2038 (no breaks)
- 5 yearly RPI rent reviews, next due February 2023

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

Great Yarmouth is a popular seaside town just 20 miles east of Norwich. The property occupies a prime spot on Marine promenade close to the Wellington Pier and The Sea Life Centre. Nearby occupiers include Sea Life Great Yarmouth, Hippodrome Circus and a large number of seaside restaurants and entertainment businesses.

Description

The property is a substantial four storey building comprising ground and first floor restaurant/ancillary accommodation, with basement, second and third floor ancillary accommodation.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six week completion

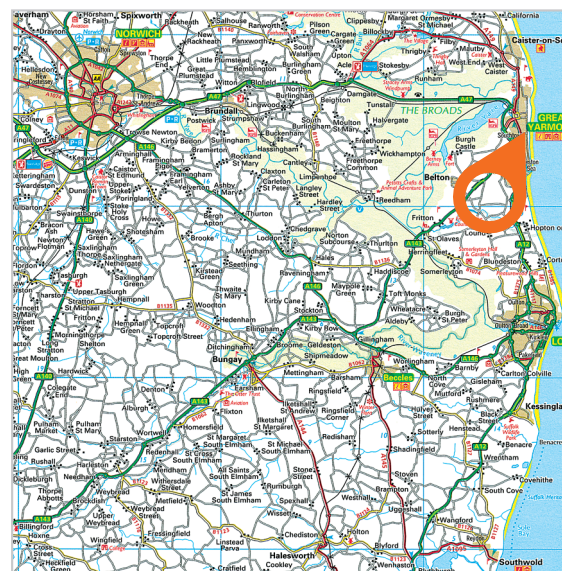
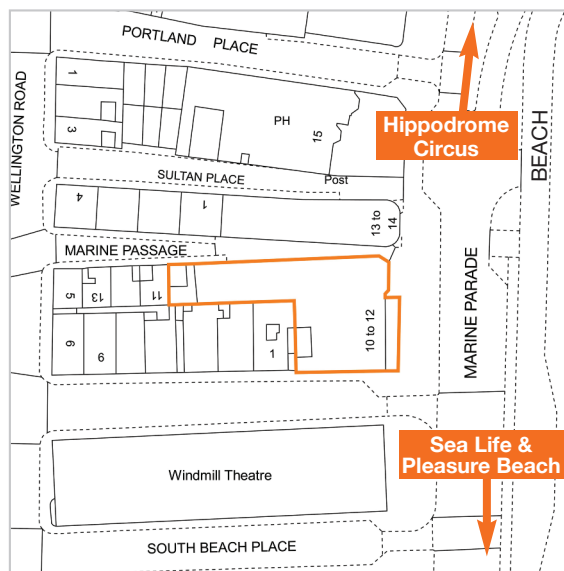
Energy Performance Certificate

Band E. See legal pack.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Basement	Restaurant/Ancillary	136.20 sq m	(1,466.04 sq ft)	DEEP BLUE RESTAURANTS LIMITED (on assignment) t/a Harry Ramsden's (1)	35 Years from 11/02/2003 until 10/02/2038	£45,753	2023 and 5 yearly linked to RPI
Ground	Restaurant/Ancillary	271.24 sq m	(2919.6 sq ft)				
First	Restaurant/Ancillary	210.53 sq m	(2,266.13 sq ft)				
Second	Ancillary	120.48 sq m	(1,296.84 sq ft)				
Third	Ancillary	22.64 sq m	(243.69 sq ft)				
Total		761.09 sq m	(8,192.3 sq ft)			£45,753	

(1) For the year ending 25th September 2018, Deep Blue Restaurants Limited reported a turnover of £11,649,226, pre-text profit negative £177,838 and a shareholder's funds of £6,898,131 (Source: SmartSearch 16/09/2020). Deep Blue Restaurants Limited is the nations largest network of fish and chip restaurants and takeaways (www.deepbluerestaurants.com). Harry Ramsden's world famous fish and chips have traded in excess of 90 years and have over 30 outlets throughout the UK (www.harryramsdens.co.uk).



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