

Lot 35

£115,863 Per Annum
Exclusive

The Original Factory Shop, London Road, Wrentham, Suffolk NR34 7HJ

Freehold Retail Investment



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground First	Retail/Ancillary Ancillary	1,122.55 sq m (12,083 sq ft) 627.65 sq m (6,756 sq ft)	THE ORIGINAL FACTORY SHOP GROUP LIMITED (CRN 02882042) (1)	25 years from 24/03/2000	£115,863	24/03/2025
Total		1,750.20 sq m (18,839 sq ft)			£115,863	

(1) For the year ending 31st March 2019 The Original Factory Shop Group Limited (formerly The Factory Shop Group Limited) (CRN 02882042) reported Shareholder Funds of £2,736,000 (Experian 02/09/2020). The Original Factory Shop operate 166 outlets nationwide. (www.tofts.com).

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Key Details

- Let to The Original Factory Shop Group Limited until 2025 (no breaks)
- Prominent position with extensive frontage to the A12
- Residential redevelopment potential (subject to consents)

Location

Miles: 27 miles south-east of Norwich
45 miles north-east of Ipswich
Roads: A12
Rail: Darsham
Air: Norwich International Airport

Situation

Wrentham is an attractive village located near to the famous Suffolk coastal town of Southwold. The property occupies a prominent position on the busy London Road (A12), which leads onto High Street approximately 100 metres to the north. The property is situated in a predominantly residential area with Meadowlands, a new residential development, located diagonally opposite the site.

Description

The property comprises a substantial building with retail accommodation on ground and storage accommodation to the upper level. The property benefits from an approximate 60 metre (197 ft) frontage and a site area of approximately 0.87 acres (0.354 hectares) and 33 marked car parking spaces, with capacity for more.

The property may be suitable for future residential or care home redevelopment subject to consents

Tenure

Freehold.

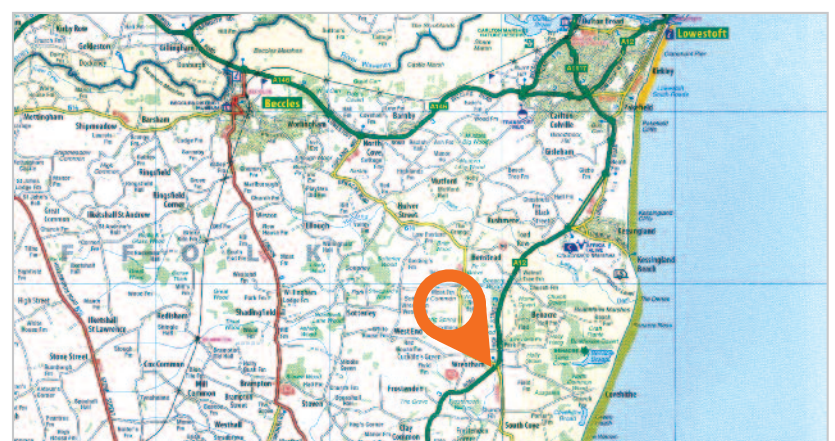
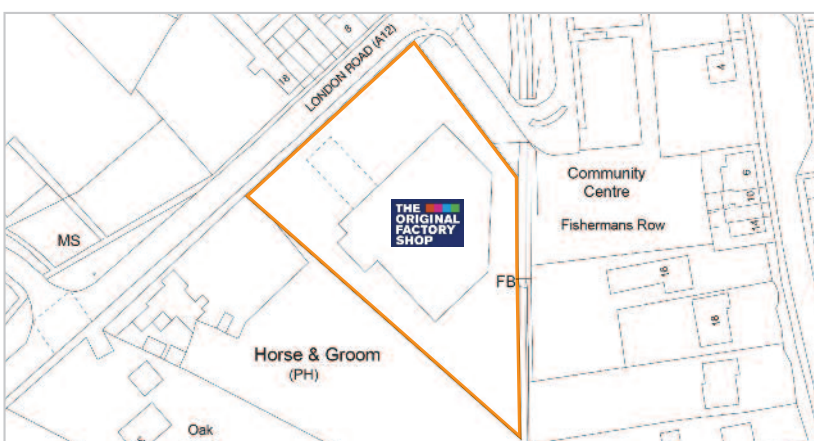
VAT

VAT is applicable to this lot.

Six Week Completion

Energy Performance Certificate

Band C. See legal pack.



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