

Lot 24, 9 Norfolk Street, King's Lynn,

Norfolk PE30 1AR

For sale by Auction on 18/May/2022 (unless sold or withdrawn prior)



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Property Information

Freehold Retail Investment

- Let to Veterans at Ease Ltd until 2032
- Pedestrianised Town Centre Location
- Rent Reviewed Inline to Consumer Price Index (CPI)
- Popular Retailing Location
- Nearby Occupiers Include Vodafone, The Works, Holland & Barrett, Specsavers, WH Smith and Waterstones

Lot

24

Auction

18/May/2022

Rent

£20,833 per Annum Exclusive

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles

36 miles north-east of Peterborough, 43 miles west of Norwich

Roads

A10, A17, A47

Rail

King's Lynn Railway Station (direct to London King's Cross)

Air

London Stansted Airport

Situation

The property is located on the south side of the pedestrianised Norfolk Street, a busy retailing thoroughfare and close to its junctions of Broad Street and Chapel Street. Neighbouring occupiers include Vodafone, The Works, Holland & Barrett, Specsavers, WH Smith and Waterstones.

Tenure

Freehold.

EPC

Band C.

Description

The property comprises ground floor retail accommodation and first floor ancillary accommodation.

VAT

VAT is applicable to this lot.

Completion Period

Six week completion

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Review/(Reversion)
Ground First	Retail Ancillary	160.70 sq m 137.70 sq m	(1,729 sq ft) (1,482 sq ft)	VETERANS AT EASE LIMITED (CRN 07527322) (1) (3)	10 years from 16/02/2022 until 2032	£20,833.33	16/02/2027 (15/02/2032)
Total Approximate Floor Area		298.40 sq m	(3,211 sq ft) (2)			£20,833.33	

(1) Veterans at Ease Limited (CRN 07527322) was incorporated in 2011 and is a registered charity (1140832) and operate from 5 charity shops nationwide (www.veteransatease.org).

(2) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk)

(3) The Landlord is holding a rent deposit of £6,250.

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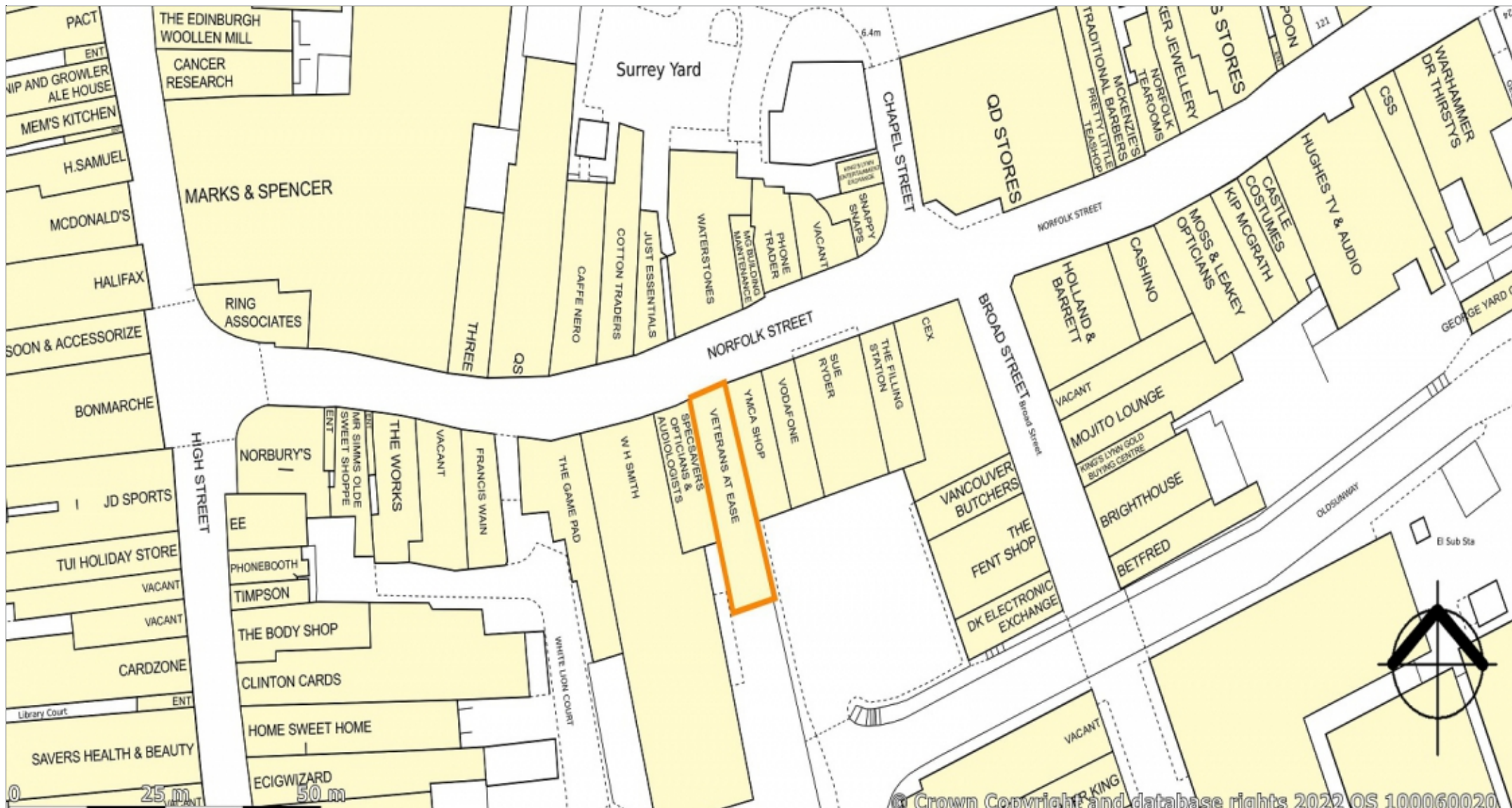
Freehold Retail Investment

www.acuitus.co.uk

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September 2020