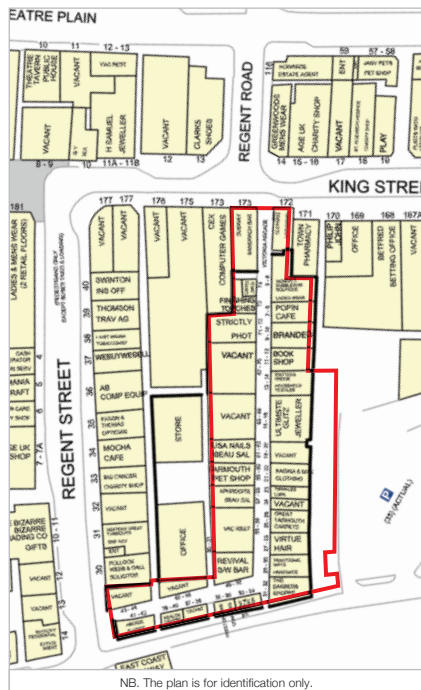


Great Yarmouth Units 1-74 Victoria Arcade Norfolk

- Attractive Freehold Shopping Arcade and Shop Investment
- Multi-tenanted arcade
- Town centre location
- Total Current Rents Reserved (inclusive of service charge)

£170,482 pa

**SIX WEEK COMPLETION
AVAILABLE**



NB. The plan is for identification only.

Tenure

Freehold.

Location

Great Yarmouth is a popular seaside town on Norfolk's east coast, 20 miles east of Norwich. The town serves a population of some 58,000 and enjoys good communications, with the A47 providing links to Norwich and the A11, A147 and A12 linking to Ipswich to the south. There are also regular rail services.

The property is situated in the town centre fronting King Street and Regent Street.

Occupiers close by include Clarks (opposite), Age UK, Betfred, Subway, Costa, Ladbroke's and William Hill.

Description

This attractive period property is predominantly arranged on ground and in parts one upper floor to provide a shopping arcade comprising 74 units, of which 28 are double units. The first floor of the arcade provides ancillary accommodation above the arcade units to No. 1/2, 41/42 and 43/44. The property benefits from 17 car parking spaces.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allso.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor S D'Costa Esq, Healys. Tel: 0207 822 4161 e-mail: savio.dcosta@healys.com



No.	Present Lessee	Accommodation (Floor areas provided by Seller)			Lease Terms	Current Rent £ p.a. (Inclusive of service charge)	Next Review/ Reversion
Units 1/2	Junx Limited	Ground and First Floors	55.37 sq m	(596 sq ft)	Term of years from 01.06.2014 to 31.05.2017	£6,250 p.a.	Holding over
Units 3/6	Ms Soulla Sergiou	Ground Floor	80.64 sq m	(868 sq ft)	3 years from 21.05.2013. FR & I	£7,402 p.a.	Holding over
Units 7/8	Mr GA & Mrs SD Humphreys	Ground Floor	91.13 sq m	(981 sq ft)	3 years from 18.05.2015	£7,500 p.a.	Reversion 2018
Units 9/10	S Cook	Ground Floor	49.52 sq m	(533 sq ft)	3 years from 15.11.2016	£6,500 p.a.	Reversion 2019
Units 11/12	L Holmes	Ground Floor	56.58 sq m	(609 sq ft)	Term of years from 25.01.2013 to 24.01.2016	£7,500 p.a.	Holding over
Units 13/14	L Smith	Ground Floor	54.35 sq m	(585 sq ft)	2 years from 10.03.2017	£6,000 p.a.	Reversion 2019
Units 15/16	Mrs Kay Downham	Ground Floor	34.74 sq m	(374 sq ft)	3 years from 06.05.2015	£5,250 p.a.	Reversion 2018
Units 17/18	R Marks	Ground Floor	49.61 sq m	(534 sq ft)	3 years from 15.11.2016	£6,000 p.a.	No formal lease
Units 19/20	Ilona Vjugina	Ground Floor	43.76 sq m	(471 sq ft)	3 years from 16.06.2017	£4,166 p.a.	
Units 21/22	Christine Boar	Ground Floor	44.68 sq m	(481 sq ft)	Term of years from 01.11.2014 to 31.10.2017	£6,000 p.a.	Reversion 2017
Unit 23	J Littlewood	Ground Floor	17.28 sq m	(186 sq ft)	3 years from 30.05.2017	£4,000 p.a.	Reversion 2020
Unit 24	S Morris	Ground Floor	17.56 sq m	(189 sq ft)	3 years from 01.01.2017	£4,000 p.a.	Reversion 2020
Units 25/26	Mr Paul Cole	Ground Floor	45.99 sq m	(495 sq ft)	Term of years from 04.07.2014 to 03.07.2017	£5,425 p.a.	Reversion 2017
Units 27/28	Miss Nicki Marie George	Ground Floor	44.96 sq m	(484 sq ft)	Term of years from 15.02.2013 to 14.02.2016	£7,000 p.a.	Holding over
Units 29/30	J Wallis	Ground Floor	45.89 sq m	(494 sq ft)	3 years from 15.11.2016	£5,300 p.a.	Reversion 2019
Units 31/32	Alan Mackey	Ground Floor	53.32 sq m	(574 sq ft)	Term of years from 01.03.2014 to 28.02.2016	£6,727 p.a.	Holding over
Units 33/34	A Zalyte	Ground Floor	19.14 sq m	(206 sq ft)	1 year from 01.07.2017	£3,500 p.a.	Reversion 2018
Units 35/36	L Brown	Ground Floor	18.02 sq m	(194 sq ft)	Tenancy at will from 16.06.2017	£1,000 p.a.	
Units 37/38	Vacant	Ground Floor	19.69 sq m	(212 sq ft)			Holding over
Units 39/40	Ms L Saville	Ground Floor	20.16 sq m	(217 sq ft)	Term of years from 22.05.2013 to 21.05.2015	£2,236 p.a.	Holding over
Units 41/42	Mrs J Laxton & Mrs H Spooner	Ground and First Floors	62.99 sq m	(678 sq ft)	Term of years from 25.03.2012 to 24.03.2015	£6,000 p.a.	Holding over
Units 43/44	E Woolard	Ground and First Floors	65.40 sq m	(704 sq ft)	2 years from 16.05.2017	£8,000 p.a.	Reversion 2019
Units 45/48	E Blackwood	Ground Floor	29.08 sq m	(313 sq ft)	Tenancy at will from 20.06.2017	£3,000 p.a.	
Units 49/52	Vacant	Ground Floor	56.67 sq m	(610 sq ft)			
Units 53/56	Vacant	Ground Floor	101.91 sq m	(1,097 sq ft)			
Units 57/58	M Matos	Ground Floor	53.88 sq m	(580 sq ft)	5 years from 03.02.2017	£7,000 p.a.	Reversion 2022
Units 59/60	I Ahluwalia	Ground Floor	53.79 sq m	(579 sq ft)	2 years from 12.02.2017	£7,000 p.a.	
Units 61/62	T Ngocle	Ground Floor	55.18 sq m	(594 sq ft)	Term of years from 01.07.2013 to 30.06.2016	£7,000 p.a.	Holding over
Units 63/66	Vacant	Ground Floor	113.99 sq m	(1,227 sq ft)			
Units 67/70	S Cook	Ground Floor	133.31 sq m	(1,435 sq ft)	3 years from 16.06.2017	£9,166 p.a.	Reversion 2020
Units 71/72	T Russell	Ground Floor	117.98 sq m	(1,270 sq ft)	2 years from 24.06.2017	£8,000 p.a.	
Unit 73	D Fenton & I Stanley	Ground Floor	26.85 sq m	(289 sq ft)	3 years from 20.04.2016	£4,500 p.a.	Reversion 2019
Unit 74	Ertugrul Ciritci	Ground Floor	11.33 sq m	(122 sq ft)	Term of years from 03.12.2013 to 02.12.2016	£2,500 p.a.	Holding over
First Floor Lock-Up	Retail Park Services	First Floor	14.59 sq m	(157 sq ft)	Term of years from 17.04.2015 to 16.04.2018. FR & I	£800 p.a.	
Car Park Spaces 1-3, 16, 17	Vacant	3 Car parking spaces					
Car Park Spaces 4-15	NHS Property Services	12 Car parking spaces			Term of years from 21.02.2011 to 20.02.2016	£5,760 p.a.	Holding over
174B King Street	Subway Realty Ltd	Shop Unit			999 years from 05.01.2017	Peppercorn	

Total £170,482 p.a.