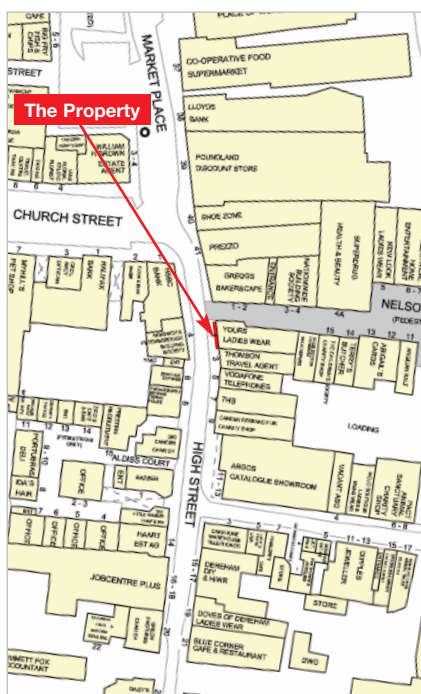


East Dereham 1 High Street Norfolk NR19 1DZ

- **Very Long Leasehold Shop Investment**
- Prominent corner position on the corner of Nelson Place opposite Greggs
- Let to Yours Clothing Ltd on a lease expiring 2025 (1)
- VAT is not applicable
- Rent Review 2020
- Current Rent Reserved
£32,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Long Leasehold. Held for a term of 999 years from 1972 at a fixed peppercorn ground rent.

Location

East Dereham is a market town with a population in excess of 14,000, located on the A47 16 miles west of Norwich, 26 miles east of King's Lynn and 28 miles north of Diss.

The property is situated in the town centre opposite the Norwich and Peterborough Building Society, adjacent to Thomson Travel and Vodafone.

Occupiers close by include Argos, Greggs, Prezzo, Costa, Cancer Research and HSBC, with Iceland at the end of Nelson Place.

Description

The property is arranged on ground and one upper floor to provide a regular shop unit with ancillary storage above.

The property provides the following accommodation and dimensions:

Gross Frontage	7.25 m	(23' 9")
Net Frontage	6.64 m	(21' 9")
Return Frontage	6.75 m	(22' 2")
Shop Depth	16.5 m	(54' 2")
Built Depth	18.9 m	(62' 0")
First Floor	114.5 sq m	(1,233 sq ft)

Tenancy

The entire property is at present let to YOURS CLOTHING LTD (t/a Your Charity) for a term of 10 years from 29th September 2015 at a current rent of £32,000 per annum. The lease provides for a rent review in 2020 and contains full repairing and insuring covenants. There is a tenant's break clause in 2021.

Tenant Information

Yours Clothing have a national network of over 50 stores, along with the BadRhino brand, trading in upsize ladies fashion. For the year ended 31st January 2016, Yours Clothing Ltd reported a turnover of £65.687m, a pre-tax profit of £1.872m and a net worth of £6.225m. (Source: riskdisk.com 14.09.2016.)

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.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

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