

# Norwich

## 7-13 Orford Place

### Norfolk

### NR1 3RU

- **Attractive Grade II Listed City Centre Freehold Shop and Office Investment**
- **Comprising two shops (one double fronted) and three self-contained suites of offices**
- **Well located being opposite Debenhams and close to Primark, Marks & Spencer, Pret A Manger and Five Guys**
- **Total Current Rents Reserved**  
**£96,500 pa<sup>(4)</sup>**

**11TH MAY 2017 COMPLETION**



#### Tenure

Freehold.

#### Location

Norwich is a historic city and the largest of the East Anglian commercial centres, located some 43 miles north of Ipswich and 79 miles east of Peterborough. Communications to London are via the A11 and M11 Motorway, along with a regular rail service to London Liverpool Street (approximately 1 hour and 50 minutes).

The property is situated within a conservation area on the north side of Orford Place, which is part pedestrianised and runs between Brigg Street and Red Lion Street in the heart of Norwich city centre. Occupiers close by include Debenhams (opposite), Shoe Zone (opposite), Carphone Warehouse, Primark, Barclays, Marks & Spencer, Five Guys, Paddy Power, Pret A Manger, McDonald's, Nando's, Topshop and Topman, amongst many others. The Castle Mall Shopping Centre is also a short distance away.

#### Description

This attractive Grade II Listed property is arranged on basement, ground and three upper floors to provide two ground floor shops (one of which is double fronted) with basement storage and three floors of office accommodation above.

#### VAT

VAT is applicable to this lot.

#### Documents

The legal pack will be available from the website [www.allso.co.uk](http://www.allso.co.uk)

#### Energy Performance Certificate

For EPC Ratings 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** D Hershorn Esq, Joelson. Tel: 0207 580 5721 e-mail: [david.h@joelsonlaw.com](mailto:david.h@joelsonlaw.com)





No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/Reversion
7-9	FS Retail Ltd (t/a Shakeaway)	Gross Frontage	12.25 m	(40' 2")	10 years from 18.11.2016 Rent review every 5th year FR & I Tenant option to determine at the 5th year	£42,500 p.a.	Rent Review 2021
		Net Frontage	11.40 m	(37' 5")			
		Shop & Built Depth	12.15 m	(39' 10")			
		Basement	75.25 sq m	(810 sq ft)			
		Ground Floor	77.0 sq m	(829 sq ft)			
11-13	Bags of Style (Norfolk) Ltd (t/a Orford Plaiice Fish & Chips)	Gross Frontage (inc splay)	5.05 m	(16' 7")	5 years from 22.08.2014 FR & I Tenant option to determine 22.08.2017 NOT exercised	£25,000 p.a.	Reversion 2019
		Net Frontage	3.10 m	(10' 2")			
		Shop Depth	9.70 m	(31' 10")			
		Built Depth	11.20 m	(36' 9")			
		Basement	43.2 sq m	(465 sq ft)			
		Ground Floor	44.7 sq m	(481 sq ft)			
First Floor Office	New Cross Healthcare Solutions Ltd (1)	First Floor	114.5 sq m	(1,233 sq ft)	5 years from 12.10.2015 Tenant option to determine 12.10.2018	£10,000 p.a.	Reversion 2020
Second Floor Office	Made Agency Ltd (2)	Second Floor	111.5 sq m	(1,200 sq ft)	10 years from 18.08.2016 Rent review at 5th year Tenant option to determine 18.08.2022	£11,500 p.a. (Rent free until 18.05.2017)	Rent Review 2021
Third Floor Office	Hunted Recruitment Ltd (3)	Third Floor	88.7 sq m	(955 sq ft)	3 years from 03.03.2016 (4)	£7,500 p.a.	Reversion 2019
		<b>Total</b>	<b>554.85 sq m</b>	<b>(5,973 sq ft)</b>	<b>Total £96,500 p.a.<sup>(4)</sup></b>		

(1) For the year ended 30th April 2016, New Cross Healthcare Solutions Ltd reported a turnover of £89.93m, a pre-tax profit of £17.7m, shareholders' funds and a net worth of £11.174m.

(Source: riskdisk.com 03.03.2017.) www.newcrosshealthcare.com

(2) www.made-agency.co.uk

(3) www.headhuntedrecruitment.co.uk

(4) There is a tenant's option to determine on 2nd September 2017, which has been exercised.