

## Beccles

### 29 Smallgate Suffolk NR34 9AD

- **Freehold Shop Investment**
- Attractive Suffolk market town
- Let to New Look Retailers Ltd
- Large single storey unit
- Reversion 2020
- Current Rent Reserved  
**£70,500 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



#### Tenure

Freehold.

#### Location

Beccles is an attractive market town, tourist location and boating centre located in North Suffolk 16 miles south-east of Norwich, 33 miles north-east of Ipswich and 9 miles west of Lowestoft. The town is located at the junction of the A146 and A145 just to the south-east of the A143 and has its own marina on the River Waveney which provides a gateway to the Norfolk Broads. The property is situated on the eastern side of Smallgate at its junction with the pedestrianised Manor House Lane which leads to a large Tesco and car park. Occupiers close by include Laura Ashley, Iceland, Holland & Barrett, Fat Face and Beales Department Store.

#### Description

The property is arranged on ground floor only to provide a large shop unit with ancillary accommodation to the rear.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	<b>19.35 m</b>	<b>(63' 6")</b>
<b>Net Frontage</b>	<b>16.50 m</b>	<b>(54' 2")</b>
<b>Ground Floor</b>	<b>480.4 sq m</b>	<b>(5,170 sq ft)</b>

**NB: Not inspected by Allsop, areas taken from  
www.2010.voa.gov.uk.**

#### Tenancy

The property is at present let to NEW LOOK RETAILERS LTD for a term of 15 years from 21st March 2005 at a current rent of £70,500 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. The title of the property to be sold includes an access road to the side of the retail unit, which is not let to New Look. Please refer to the Special Conditions and legal pack for further details.

#### Tenant Information

No. of Branches: 569.

Website Address: [www.newlook.com](http://www.newlook.com)

For the year ended 29th March 2014, New Look Retailers Ltd reported a turnover of £1.273bn, a pre-tax profit of £116.956m, shareholders' funds of £289.212m and a net worth of £255.991m. (Source: riskdisk.com 05.08.2015)

#### VAT

VAT is applicable to this lot.

#### Documents

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

#### Energy Performance Certificate

EPC Rating 87 Band D (Copy available on website).

