



East Dereham 40 Market Place Norfolk NR19 2AP

- **Town Centre Freehold Shop Investment**
- Let to Zone Retail (t/a Shoe Zone)
- Lease expires 2018
- Prominent location close to an entrance to Nelson Place Shopping Centre
- Current Rent Reserved
£39,700 pa

On the instructions of J Gershwin FRICS and L Brooks MRICS of Allsop LLP acting as Joint Fixed Charge Receivers



FIVE WEEK COMPLETION AVAILABLE



Tenure

Freehold.

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 a prominent location at the junction of Church Street, Market Place and High Street in the heart of the town centre near the Nelson Place Shopping Centre.

Occupiers close by include Poundland, Co-op, Boots, Lloyds, HSBC and Greggs.

Description

The property is arranged on ground and one upper floor to provide a ground floor shop with first floor staff, ancillary and storage accommodation.

The property provides the following accommodation and dimensions:

Gross Frontage	6.7 m	(21' 11")
Net Frontage	6.2 m	(20' 4")
Shop Depth	21.5 m	(70' 6")
Built Depth	32.5 m	(106' 7")
First Floor	44 sq m	(473 sq ft)

Tenancy

The entire property is at present let to ZONE RETAIL for a term of 25 years from 25th March 1993 at a current rent of £39,700 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

The ultimate holding company of Zone Retail is Shoe Zone Group Limited. Shoe Zone trade from over 570 stores within the UK and Republic of Ireland.

Website Address: www.shoezone.com

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 111 Band E (Copy available on website).

