

King's Lynn 52 High Street Norfolk PE30 1BE

- Freehold Town Centre Retail Investment
- Pedestrianised town centre location
- Let to The Body Shop International plc
- Re-based rent
- Lease expires 2021
- Current Rent Reserved
£25,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

King's Lynn has a population of some 41,000 and is a port and commercial centre located on the River Great Ouse, 39 miles west of Norwich and 32 miles north-east of Peterborough.

The property is situated on the pedestrianised High Street close to its junction with Norfolk Street. The property is situated in the King's Lynn Conservation Area.

Occupiers close by include Clinton Cards (adjacent), Birthdays and Dollond & Aitchison (opposite), Waterstones, Superdrug, Next, Etam, Marks & Spencer, McDonald's and Dixons.

Description

This attractive Listed property is arranged on basement, ground and two upper floors to provide a ground floor shop with ancillary staff/storage accommodation above.

The property provides the following accommodation and dimensions:

Gross Frontage	5.95 m	(19' 6")
Net Frontage	5.61 m	(18' 5")
Shop Depth	17.75 m	(58' 2")
Built Depth	21.50 m	(70' 6")
First Floor	52.6 sq m	(566 sq ft)
Second Floor	43.9 sq m	(472 sq ft)

Tenancy

The entire property is at present let to THE BODY SHOP INTERNATIONAL PLC for a term of 5 years from 20th September 2016 at a current rent of £25,000 per annum. The lease contains full repairing and insuring covenants. The lease is a renewal of a previous 25-year lease, which commenced in 1991 and the rent has been re-based from £45,000 per annum.

Tenant Information

No. of Branches: The Body Shop International plc operates in 66 countries with over 3,000 branches.

Website Address: www.thebodyshop.com

For the year ended 31st December 2015, The Body Shop International plc reported a turnover of £404.1m, a pre-tax profit of £44.9m, shareholders' funds of £333m and a net worth of £321.3m. (Source: Experian 24.02.2017.)

VAT

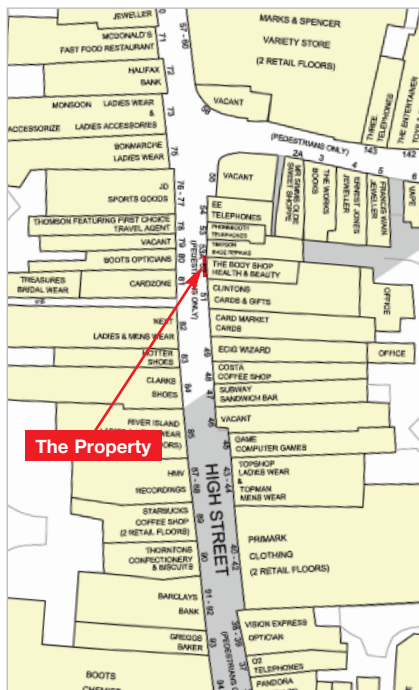
VAT is applicable to this lot.

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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