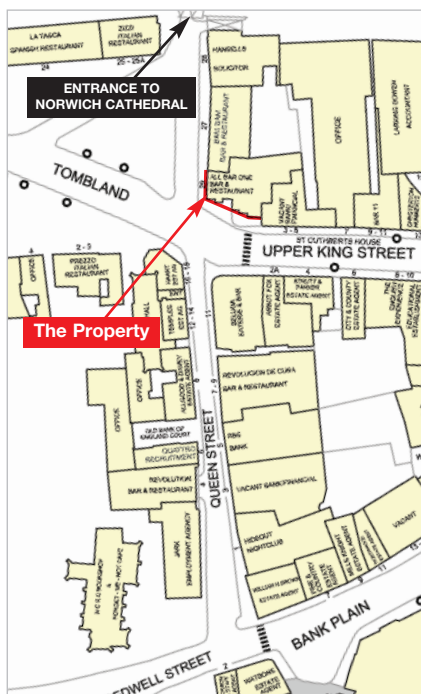


# Norwich

## 1 Upper King Street/ 29 Tombland Norfolk NR3 1RB

- **Grade II Listed Freehold Leisure Investment**
- Entirely let to Ha Ha Bar & Grill Ltd (a wholly owned subsidiary of Mitchells & Butlers plc) with a guarantor
- Lease expires 2024 (no breaks)
- Established City Centre leisure location close to Norwich Cathedral and Norwich Castle
- No VAT applicable
- Rent Review March 2014 Outstanding
- Current Rent Reserved  
**£81,000 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



### Tenure

Freehold.

### Location

Norwich, with a population of some 171,000, is an historic city and the largest of the East Anglian commercial centres. Norwich is some 45 miles north of Ipswich and 65 miles east of Peterborough. Communications to London are via the A11 and M11 motorway and a regular train service to Liverpool Street (approximately 1 hour and 50 minutes).

The property is situated in a Conservation Area within the city centre in an established leisure location within walking distance of Norwich Rail Station and the prime shopping area.

There are a number of leisure occupiers close by include Zizzi, Prezzo, Beluga, La Tasca and Revolucion De Cuba amongst many others.

### Description

This Grade II Listed property is arranged on basement, ground and two upper floors to provide a ground floor bar and restaurant area. The first floor accommodates WCs, staff areas and preparation areas. The second floor is currently unusable because it is occupied by plant and air conditioning. In its entirety the property comprises two buildings, an original Victorian building and a 1960s extension with glazed frontage to the ground floor.

The property provides the following areas and dimensions:

<b>Basement</b>	<b>55 sq m</b>	<b>(591 sq ft)</b>
<b>Ground Floor</b>	<b>225 sq m</b>	<b>(2,423 sq ft)</b>
<b>First Floor</b>	<b>298 sq m</b>	<b>(3,219 sq ft)</b>
<b>Second Floor</b>	<b>299 sq m</b>	<b>(3,226 sq ft)</b>
<b>Total</b>	<b>877 sq m</b>	<b>(9,459 sq ft)</b>

### Tenancy

The entire property is at present let to HA HA BAR AND GRILL LTD, with a guarantee from Bay Restaurant Holdings Ltd, for a term of 25 years from March 1999, at a current rent of £81,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. No action has been taken in respect of the March 2014 rent review.

### Tenant Information

Mitchells & Butlers plc pay the rent and are the ultimate holding company of Ha Ha Bar and Grill Ltd. All Bar One, a trading name of Mitchells and Butlers Leisure Retail Ltd, trade from over 40 bars throughout the UK. [www.allbarone.co.uk](http://www.allbarone.co.uk)

### VAT

VAT is not 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

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

**Seller's Solicitor** T Henderson Esq, Spire Solicitors. Tel: (01603) 677077 e-mail: [tom.henderson@spiresolicitors.co.uk](mailto:tom.henderson@spiresolicitors.co.uk)

**Joint Auctioneer** G Gowing Esq, Arnolds Keys LLP. Tel: (01603) 620551 e-mail: [guy.gowing@arnoldkeys.com](mailto:guy.gowing@arnoldkeys.com) **Arnolds|Keys**



