



Tenure

Freehold.

Location

Gorleston-on-Sea is a seaside town on the Norfolk Coast located just to the south of Great Yarmouth and some 23 miles east of Norwich.

The town is served by the A12.

The properties are situated on the west side of High Street close to the junction with Church Lane.

Occupiers close by include Boots, Iceland, New Look, NatWest and Barclays.

Description

Lot 128 – 138B, 138 High Street trades as The Card Factory and is arranged on ground and one upper floor. The ground floor provides sales whilst the first floor provides ancillary accommodation.

Lot 129 – Unit 1, 138 High Street trades as Superdrug and is arranged on ground and one upper floor. The ground floor provides sales whilst the first floor provides ancillary accommodation.

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.

Lot	No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
128	138B High Street	Sportswift Limited (1)	Gross Frontage 5.15 m Net Frontage 3.90 m Shop & Built Depth 23.95 m First Floor 54.5 sq m	(16' 11") (12' 10") (78' 7") (586 sq ft) 10 years from 01.11.2012 Rent review at 5th year to fixed increase of £16,000 p.a. or OMRV if greater. Tenant's option to break at 3rd year FR & I by way of service charge	£15,300 p.a.	Rent Review 2017
129	Unit 1, 138 High Street	Superdrug Stores plc (2)	Gross Frontage 8.4 m Net Frontage 7.0 m Shop Depth 22.85 m Built Depth 26.75 m First Floor 192 sq m	(27' 7") (23' 0") (75' 0") (87' 9") (2,066 sq ft) 5 years from 25.12.2013 FR & I by way of service charge	£26,290 p.a.	Reversion 2018

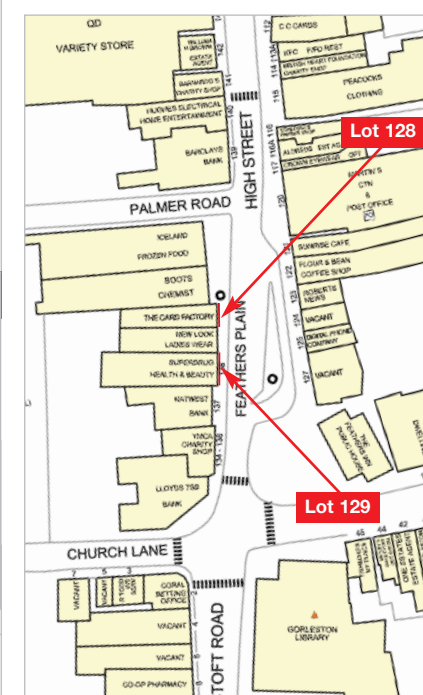
(1) For the year end 31st January 2013, Sportswift Limited reported a turnover of £285.957 million, a pre-tax profit of £66.111 million, shareholders' funds of £182.687 million and a net worth of £180.674 million (Source: riskdisk 29.10.13). Card Factory now have 650 shops (Source: www.cardfactory.eu.com).
(2) For the year end 29th December 2012, Superdrug Stores plc reported a turnover of £1,021.021 million, a pre-tax loss of £3.977 million, shareholders' funds of £121.542 million and a net worth of £106.905 million (Source: riskdisk 29.10.13). Superdrug operate over 900 stores (Source: www.superdrug.com)

Total £41,590 p.a.

Gorleston-on-Sea 138B & Unit 1, 138 High Street Norfolk NR31 6QX

- Freehold Shop Investments
- Let to Superdrug Stores plc and Sportswift Limited
- To be offered as 2 lots
- Total Current Rents Reserved
£41,590 pa

**SIX WEEK COMPLETION
AVAILABLE**



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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