

## Bungay Aldeby House 1-2 Market Place Suffolk NR35 1EG

- Freehold Shop and Ground Rent Investment
- Attractive East Anglian town
- Shop let to Countrywide Estate Agents
- Prominent corner location
- Reversion 2018
- Total Current Rents Reserved  
**£8,250 pa**



### Tenure

Freehold.

### Location

The attractive town of Bungay is situated on the A143 at the Norfolk and Suffolk border, approximately 12 miles to the south of Norwich, 12 miles to the west of Lowestoft and 14 miles north-east of Diss. The A143 provides direct access to Great Yarmouth and Bury St Edmunds.

The property is situated in the town centre at the junction of Market Place and Bridge Street.

Occupiers close by include NatWest, Lloyds Bank, Barclays, Threshers and Boots.

### Description

The property, which is Grade II Listed, is arranged over lower ground, ground and two upper floors to provide a ground floor estate agency and a lower ground floor restaurant and two flats on the two upper floors which have been sold off on long leases.

### VAT

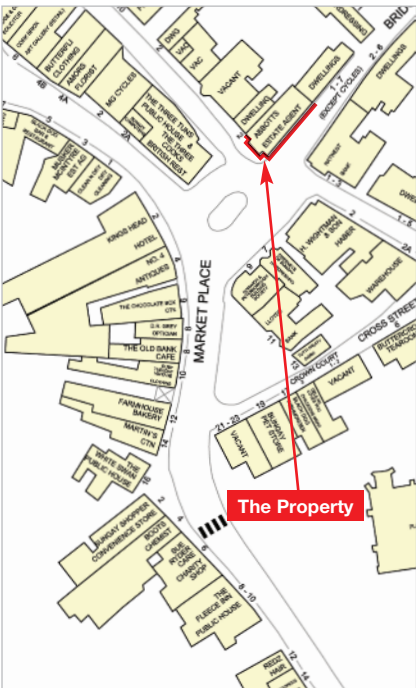
VAT is not applicable to this lot.

### Documents

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

### Energy Performance Certificate

For EPC Ratings please see website.



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Shop	Countrywide Estate Agents (1) (t/a Abbotts)	Gross Frontage 6.10 m Net Frontage 5.15 m Shop Depth 5.30 m Built Depth 15.95 m	(20' 0") (16' 11") (17' 5") (52' 6")	10 years from 06.06.2008 Rent review every 5th year FR & I	£8,000 p.a.
Basement	Individual	Lower Ground Floor Restaurant	999 years from 25.03.2007	Peppercorn	Reversion 3006
First Floor	Individual	First Floor Flat	125 years from 24.06.2007	£100 p.a.	Reversion 2132
Second Floor	Individual	Second Floor Flat	125 Years from 12.09.2008	£150 p.a.	Reversion 2133

NB. We understand that the tenants have been in occupation for some 25 years.

(1) No. of Branches: 1,500+. Website Address: [www.countrywide.co.uk](http://www.countrywide.co.uk)

For the year ended 31st December 2014, Countrywide Estate Agents reported a turnover of £368.663m, a pre-tax profit of £59.72m, shareholders' funds of £132.25m and a net worth of £104.361m. (Source: Riskdisk Experian 19.02.2016.)

**Total £8,250 p.a.**

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** K Morzeria, DKLM LLP. Tel: 020 7549 7882 e-mail: [k.morzeria@dklm.co.uk](mailto:k.morzeria@dklm.co.uk)