



# Acle Barclays Bank The Street Norwich Norfolk NR13 3DZ

- **Freehold Bank and Residential Ground Rent Investment**
- Bank let to Barclays Bank plc on a lease expiring 2027 (2)
- Includes car park to the rear
- No VAT Applicable
- Rent Review 2017
- Total Current Rents Reserved  
**£25,500 pa**

**Tenure**  
Freehold.

**Location**  
The market town of Acle is located 8 miles east of Norwich and 10 miles west of Great Yarmouth. Acle is situated on the A47 trunk road, which connects the coastal town of Great Yarmouth to the A1 and M1 motorways.  
The property is situated on the east side of The Street, close to its junction with New Road in the town's main retail thoroughfare.  
Occupiers close by include Lloyds Bank (opposite), The Co-operative Pharmacy and other local tenants amongst others.

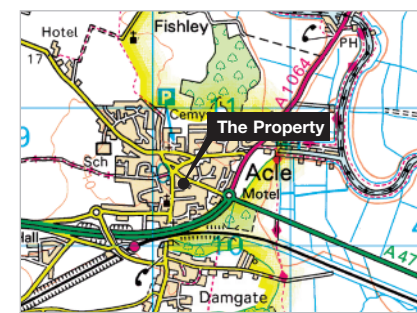
**Description**  
The property is arranged on ground and one upper floor to provide a ground floor bank with two self-contained flats above, which have been sold off on long leases. The property benefits from a large car park to the rear, which may have redevelopment potential, subject to the existing lease and all the relevant consents being obtained.

**VAT**  
VAT is not applicable to this lot.

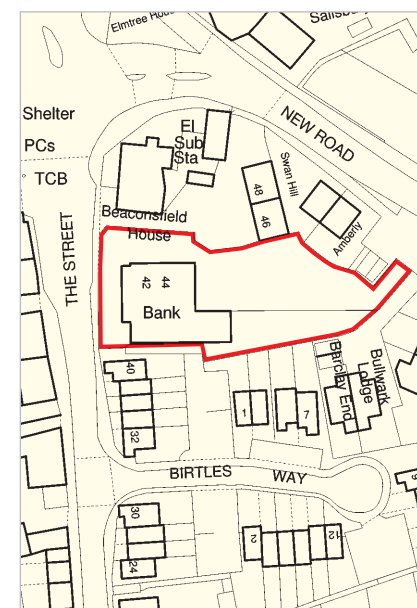
**Documents**  
The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

**Energy Performance Certificate**  
For EPC Rating please see website.

**Viewings**  
There will be a single block viewing held prior to the auction. If you would like to attend you must register with us in advance no later than 12 noon on Wednesday 4th May. Please email [viewings@allstop.co.uk](mailto:viewings@allstop.co.uk) with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 15 Norwich**.



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Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	Barclays Bank plc (1)	Shop Depth 16.55 m Built Depth 25.96 m Ground Floor 260.6 sq m	(61' 0") (85' 2") (2,805 sq ft)	20 years from 09.05.2007 Rent review every 5th year (2) FR & I subject to a schedule of condition	£25,500 p.a. Rent Review 2017
First Floor	Individual	First Floor Flat	A term of years from 24th December 2005	Peppercorn	Reversion 2130
First Floor	Individual	First Floor Flat	A term of years from 25th December 2005	Peppercorn	Reversion 2130

(1) For the year ended 31st December 2015, Barclays Bank plc did not report a turnover. They reported a pre-tax profit of £2.84bn, shareholders' funds of £64.067bn and a net worth of £55.845bn. (Source: Experian 13.04.2016.)  
(2) There is a tenant's option to determine at the end of year 15.

**Total £25,500 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** S Viring Esq, Shergill & Co Solicitors. Tel: 0208 570 2323 e-mail: [sukh@shergills.co.uk](mailto:sukh@shergills.co.uk)

**Joint Auctioneer** N Patel Esq, The Prideview Group. Tel: 020 3113 2142 e-mail: [nilesh@pridemanagement.co.uk](mailto:nilesh@pridemanagement.co.uk)

