

## Lowestoft Alandale Chalet Park Kessingland Suffolk NR33 7SD

### • Freehold Chalet Park Investment

- Comprises a site area of 1.372 hectares (3.391 acres)
- Subject to 40 similar leases expiring between 2065 to 2101
- No VAT applicable
- Current Rent Reserved

**£14,473.20 pa**



### Tenure

Freehold.

### Location

The town of Lowestoft, population 63,000, is a well-established resort and port located on the North Sea coast, some 38 miles north-east of Ipswich on the A12 and 28 miles south-east of Norwich on the A146. The site is situated on the eastern side of Bethel Road accessed through Church Road, the main thoroughfare from the village towards the beach.

Occupiers close by include a number of local restaurants, as well as being less than 1 mile away from 'Africa Alive' Safari Park.

### Description

The property comprises a somewhat square parcel of land currently being used to accommodate holiday chalet homes on a site of 1.372 hectares (3.391 acres).

### Tenancy

The property is let on 43 separate long leases expiring between 2065 and 2101 at a total passing rent of £14,473.20 per annum. A full schedule of the leases is in the legal pack. Of these leases 25 include a pre-emption right for the Freeholder to purchase, if marketed, and receive 10% of the sale price if not taken up. Seven leases include the right for the Freeholder to receive a premium on the sale. Eleven leases contain no such provisions. Since April 2014, the Freeholder has received £8,810 from three transactions.

### VAT

VAT is not applicable to this lot.

### Documents

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

### Energy Performance Certificate

For EPC Rating please see website.

