



### Tenure

Freehold.

### Location

Gorleston-on-Sea is a suburb of Great Yarmouth, located immediately to the south of Great Yarmouth town centre, 10 miles north of Lowestoft and 18 miles east of Norwich.

The property is situated on a prominent corner location on the High Street, at its junction with Palmer Road.

Occupiers close by include Hughes (adjacent), Iceland, Boots, New Look, Clinton Cards, Superdrug, Post Office, Peacocks, NatWest and Martin's.

### Description

This attractive period property is arranged on ground and one upper floor to provide a ground floor banking hall and offices together with first floor offices, storage and staff accommodation. The property has a rear yard to park approximately 3 cars in tandem.

The property provides the following accommodation and dimensions:

Gross Frontage	12.5 m	(41' 0")
Shop Depth	16.8 m	(55' 2")
Built Depth	26.5 m	(86' 11")
First Floor	80 sq m	(861 sq ft)

### Tenancy

The entire property is at present let to BARCLAYS BANK PLC for a term of 20 years from 14th June 2006 at a rent of £32,500 per annum. The lease provides for a rent review in March 2013 and every fifth year thereafter and contains full repairing and insuring covenants, subject to a schedule of condition. (1) There is a tenant's option to determine in the fifteenth year.

### Tenant Information

Website Address: [www.barclays.co.uk](http://www.barclays.co.uk)

For the year ended 31st December 2013, Barclays Bank plc reported a pre-tax profit of £2.885bn, shareholders' funds of £60.949bn and a net worth of £53.264bn. (Source: riskdisk.com 23.04.2015)

### 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.

### Viewings

There will be a single block viewing held prior to the auction. If you would like to attend you must register no later than 12 noon on Wednesday 24th June by emailing: [viewings@allsop.co.uk](mailto:viewings@allsop.co.uk). Photo ID will be required on the day. In the subject box of your email please ensure that you enter 'Lot 119 Gorleston'.

## Gorleston

### 139 High Street

### Norfolk

### NR31 6RA

- **Attractive Prominent Freehold Bank Investment**
- Let to Barclays Bank plc on a lease expiring 2026 (1)
- Town centre location
- No VAT applicable
- Rent Review 2018
- Current Rent Reserved

**£32,500 pa**

**SIX WEEK COMPLETION AVAILABLE**

