

East Dereham 31 Market Place Norfolk NR19 2AP

- **Freehold Shop Investment**
- Let to Specsavers on a lease expiring in September 2023 (1)
- Attractive building
- Well located in the town centre
- Includes a self-contained flat above
- No VAT
- Rent Review 2013
- Current Rent Reserved
£35,000 pa



Tenure
Freehold.

Location
East Dereham is a market town with a population in excess of 14,000, located on the A47 16 miles west of Norwich, 26 miles east of King's Lynn and 28 miles north of Diss. The property is situated in a busy trading position on Market Place which is the principal shopping street in the town centre. Occupiers close by include NatWest Bank, Abbots, Barclays Bank, Boots, Barnardo's, BetFred, Subway and Johnsons Dry Cleaners.

Description
The property is arranged on ground and two upper floors to provide a shop with ancillary accommodation and a self-contained flat above.

The property provides the following accommodation and dimensions:		
Gross Frontage	6.95 m	(22' 9")
Net Frontage	6.05 m	(19' 10")
Shop Depth	17.85 m	(58' 7")
Built Depth	26.35 m	(86' 5")
Ground Floor Retail	108.55 sq m	(1,168 sq ft)
Ground Floor Ancillary	13.40 sq m	(144 sq ft)
Part First Floor Ancillary	13.70 sq m	(148 sq ft)
Part First Floor – Two Bedroom Flat	60.05 sq m	(646 sq ft)

NB. Areas supplied by the vendor.

Tenancy
The entire property is at present let to SPECSAVERS OPTICAL SUPERSTORES LIMITED for a term of 20 years from 29th September 2003 at a current rent of £35,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. The lease contains a tenant's option to break in the fifteenth year (1).

Tenant Information
No. of Branches: 'over 600 stores throughout the UK'.
Source: www.specsavers.co.uk
For the year ended 28th February 2010, Specsavers Optical Superstores Limited reported a turnover of £389.909m, a pre-tax profit of £21.768m and a net worth of £66.744m. (Source: riskdisk.com 27.01.2011.)

VAT
VAT is not applicable to this lot.

Documents
The legal pack will be available from the website www.allsop.co.uk

Viewings
Viewings are by appointment only, please e-mail your request with full contact details to viewings@allsop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 10 East Dereham**.

