



Tenure
Freehold.

Location
King's Lynn has a population of some 42,800 and is a well established port and commercial centre located on the River Great Ouse, 39 miles west of Norwich and 32 miles north-east of Peterborough. The property is situated in a Conservation Area within the town centre, adjacent to Holland & Barrett and close to an entrance to the Vancouver Shopping Centre. Other occupiers close by include Waterstones, WH Smith, Caffè Nero, Specsavers, Savers, Vodafone and Snappy Snaps.

Description
The property is arranged on ground and one upper floor to provide an amusement arcade with ancillary accommodation above.

The property provides the following accommodation and dimensions:		
Gross Frontage	6.90 m	(22' 8")
Net Frontage	6.30 m	(20' 8")
Shop Depth	18.60 m	(61')
Built Depth	23.80 m	(78')
First Floor	100.80 sq m	(1,076 sq ft)

Tenancy
The entire property is at present let to BEACON BINGO LTD (formerly Thomas Estates Ltd) t/a Cashino for a term of 15 years from 25th December 2010 at a current rent of £27,000 per annum. The lease provides for rent reviews every fifth year of the term and contains effectively full repairing and insuring covenants.

Tenant Information
For the year ended 31st December 2013, Beacon Bingo Ltd reported a turnover of £23.085m, a pre-tax loss of £1.795m, shareholders' funds of £17.477m and a net worth of £14.134m. (Source: riskdisk.com 15.04.2015)

VAT
VAT is applicable to this lot.

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

Energy Performance Certificate
For EPC Rating please see website.

King's Lynn

Unit 1

14 Norfolk Street

Norfolk

PE30 1AR

- **Freehold Town Centre Shop Investment**
- Let to Beacon Bingo Ltd on a lease expiring 2025 (no breaks)
- Located close to The Vancouver Shopping Centre
- Nearby occupiers include Holland & Barrett, Waterstones and Vodafone
- Rent Review December 2015
- Current Rent Reserved

£27,000 pa

