

# Norwich

## 96/98 Harvey Lane

### Heartsease

#### Norfolk

#### NR7 0AQ

- **Prominent Freehold Bank Investment**
  - Entirely let to Lloyds TSB Bank plc on a lease expiring in 2021 (1)
  - Situated within an established local parade
  - Rent Review 2015
  - No VAT applicable
  - Current Rent Reserved
- £26,850 pa**

**SIX WEEK COMPLETION AVAILABLE**



### Tenure

Freehold.

### Location

Norwich, with a population of some 171,000, is an historic City and the largest of the East Anglian commercial centres. Norwich is some 45 miles north of Ipswich and 65 miles east of Peterborough. Communications to London are via the A11 and M11 motorway and a regular rail service to Liverpool Street (approximately 1 hour and 50 minutes).

The property is situated on a prominent corner position at the junction of Harvey Lane and St Williams Way, in a local parade some 1.5 miles to the east of the city centre.

Occupiers close by include Aldi, Betfred, Your Move, Numark Pharmacy and Tesco Express.

### Description

The property is arranged on ground and one upper floor to provide a ground floor banking hall with staff/ancillary office and storage accommodation on the first floor above. In addition there is a garage and car parking to the front and rear of the building. The property intercommunicates at first floor level with the adjacent property also occupied by Lloyds Bank and which is not included in the sale.

The property provides the following accommodation and dimensions:

Gross Frontage	15.05 m	(49' 4")
Shop Depth	9.9 m	(32' 5")
Built Depth	15.35 m	(50' 3")
First Floor	107.85 sq m	(1,161 sq ft)

### Tenancy

The entire property is at present let to LLOYDS TSB BANK PLC for a term of years expiring 23rd June 2021 at a current rent of £26,850 per annum, exclusive of rates. The lease provides for a rent review on 29th September 2015 and contains full repairing and insuring covenants. (1) The lease contains a lessee's break option on 23rd June 2016. If the break clause is exercised there is a penalty payment of 6 months rent payable to the Freeholder. The lessee has the benefit of a 6 month rent free period commencing 25th March 2011 and expiring 28th September 2011. The Vendors, by way of a reduction in the purchase price, will make an allowance to the buyer of a sum equivalent to the rent, which would have been due in the absence of the rent free period.

We understand the lock-up garage at the rear may have been sub-let.

### Tenant Information

Lloyds TSB Bank plc is ultimately owned by Lloyds Banking Group plc who operate from more than 3,000 branches across the UK. Website Address: [www.lloydstsb.com](http://www.lloydstsb.com)

### 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)

### Viewings

To be held on Thursday 17th March by appointment only, on at least 72 hours' prior notice. Photo identification will be required on the day. Please e-mail your viewing request with full contact details including your name, address, company name and telephone number to [viewings@allstop.co.uk](mailto:viewings@allstop.co.uk) In the subject box of your e-mail, please ensure that you enter **Lot 45 Norwich**.

