

# Norwich

## Aylsham Way Trade Park

### Aylsham Road

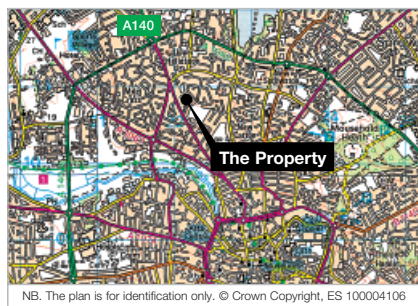
### Norfolk

### NR3 2RF

- **Freehold Trade Park Investment**
- Comprising five self-contained trade units and a tyre retailer
- Providing a total of 2,400 sq m (25,830 sq ft)
- Tenants include ATS Euromaster Ltd
- Rent Reviews from 2011
- Total Current Rents Reserved

**£117,512 pa rising to £123,700 pa on 30th September 2012**

**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 approximately 2 miles to the north-west of the city centre within a mixed use area on Aylsham Road (A1024). Occupiers close by include William Hill, Tesco, Lidl, Barclays and a Mecca Bingo Hall.

#### Description

The property is arranged on ground floor only to provide five self-contained trade units and a tyre retailer fronting Aylsham Road (A1024).

#### VAT

VAT is applicable to this lot.

#### Documents

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

#### Viewings

Viewings are by appointment only, please e-mail your request with full contact details to [viewings@allstop.co.uk](mailto:viewings@allstop.co.uk) In the subject box of your e-mail, please ensure that you enter **Lot 32 Norwich**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit 1	ATS Euromaster Ltd (1)	Ground Floor 595.0 sq m (6,405 sq ft)	15 years from 01.03.2003 Rent review every 5th year FR & I Tenant option to determine 28.02.2013	£51,200 p.a.	Rent Review 2013
Unit 2	Patrick Seely & Ashley Strowger	Ground Floor 277.1 sq m (2,983 sq ft)	10 years from 30.09.2008 Rent review every 5th year FR & I	£10,312 p.a. Rising to £16,500 p.a. on 30.09.2012	Rent Review 2013
Unit 3	Vacant	Ground Floor 277.4 sq m (2,986 sq ft)			
Unit 3A	J & P Procoat Ltd	Ground Floor 206.1 sq m (2,219 sq ft)	6 years from 19.11.2009 Rent review every 3rd year FR & I Tenant option to determine 19.11.2012	£11,000 p.a.	Rent Review 2012
Unit 4	T C Gilbert and the Reverend J A Chester (2)	Ground Floor 292.6 sq m (3,150 sq ft)	10 years from 22.11.2006 Rent review every 5th year FR & I (3)	£15,000 p.a.	Rent Review 2011
Unit 5	1st Aid MOT & Service Centre Ltd	Ground Floor 751.3 sq m (8,087 sq ft)	17 years from 01.03.2006 Rent review every 3rd year FR & I (3)	£30,000 p.a. (Rent deposit held)	Rent Review 2012
		<b>Total</b>	<b>2,400 sq m (25,830 sq ft)</b>	<b>Total £117,512 p.a.</b>	

- (1) For the year ended 31st December 2010, ATS Euromaster Ltd reported a turnover of £284.705m, a pre-tax loss of £4.57m and a net worth of £47.744m. (Source: riskdisk.com 09.09.2011)  
 (2) The tenants are trustees for and on behalf of Norwich Home Makers Association (Reg. Charity No. 298534).  
 (3) The lease excludes liability for latent and inherent defects.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda  
**Seller's Solicitor** Liz Gardner, Solicitor. Tel: (07827) 011671 e-mail: [lgardner@morstonassets.com](mailto:lgardner@morstonassets.com)