



Tenure

Freehold.

Location

Downham Market is an attractive market town located on the A10 some 10 miles south of King's Lynn and 30 miles north of Cambridge. The property is situated on the east side of High Street, opposite Wales Court, in the heart of the town centre.

Occupiers close by include Ladbrokes, HSBC, Norwich and Peterborough, Boots and Iceland amongst other local traders.

Description

The property is arranged on ground and two upper floors to provide a ground floor shop. The first and second floors are accessible via a hatch.

The property provides the following accommodation and dimensions:

Ground Floor 81.8 sq m (880 sq ft)

First Floor

Second Floor

NB. Not inspected by Allsop. Floor areas sourced from www.voa.gov.uk

Tenancy

The entire property is at present let to EAST ANGLIA'S CHILDREN'S HOSPICES for a term of 15 years from 30th September 2008 at a current rent of £15,500 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants subject to a schedule of condition.

(1) There is a tenant's break option at the end of the 10th year of the term.

Tenant Information

Website Address: www.each.org.uk

For the year ended 31st March 2015, East Anglia's Children's Hospices did not report a turnover and reported a pre-tax profit of £116,000, shareholders' funds and a net worth of £14.8m.

(Source: Experian 07.06.2016.)

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Downham Market

7 High Street

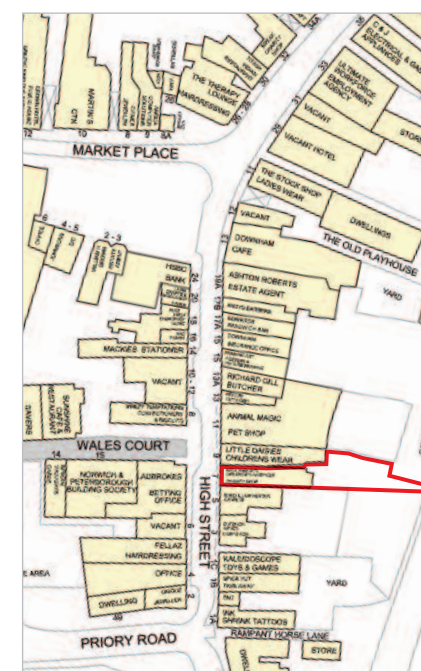
Norfolk

PE38 9DA

- **Freehold Shop Investment**
- Town centre location
- Let to East Anglia's Children's Hospices
- Lease expires in 2023 (1)
- VAT is not applicable
- Current Rent Reserved

£15,500 pa

SIX WEEK COMPLETION AVAILABLE



NB. The plan is for identification only.