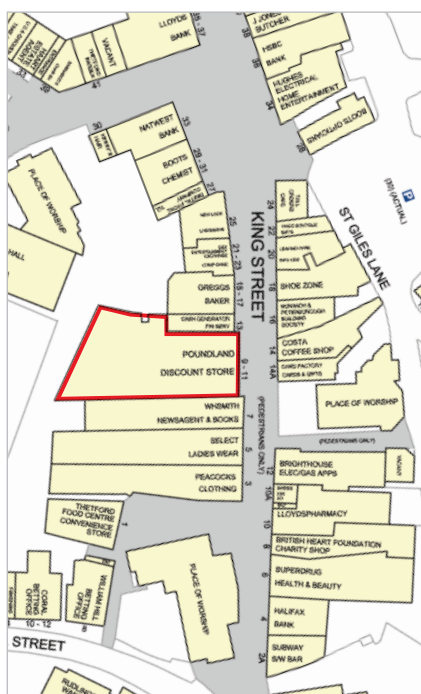


Thetford

9/11 King Street Norfolk IP24 2AN

- **Well Located Freehold Retail Investment**
 - Attractive market town
 - Let to Poundland Limited
 - Pedestrianised position next to WH Smith and opposite Costa
 - Retail unit totalling 1,225.65 sq m (13,193 sq ft)
 - Reversion 2021
 - Total Current Rents Reserved
- £120,000 pa**

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Thetford is an established Norfolk market town lying on the A11, some 29 miles south-east of Norwich and 12 miles north of Bury St Edmunds. The town has a population of some 20,000 and serves a wide rural catchment area.

The property is prominently located on pedestrianised King Street, the town's principal retailing thoroughfare, adjacent to WH Smith. Occupiers close by include Superdrug, Lloyds Pharmacy, Peacocks, Greggs, New Look, Boots the Chemist and Lloyds, HSBC, NatWest and Halifax banks.

Description

The property is arranged on ground, basement, mezzanine and first floors to provide a large retail unit with ancillary accommodation. The property benefits from rear loading and goods lift.

The property provides the following accommodation and dimensions:

Ground Floor - Sales/Ancillary	666.30 sq m	(7,171 sq ft)
Basement Floor - Ancillary	15.75 sq m	(170 sq ft)
Mezzanine - Ancillary	15.00 sq m	(161 sq ft)
First Floor - Ancillary (1)	528.60 sq m	(5,689 sq ft) (1)

Total **1,225.65 sq m (13,191 sq ft) (1)**

(1) Includes WCs and stairs (not goods lift)

Tenancy

The entire property is at present let to POUNDLAND LIMITED for a term of 10 years from 28th February 2011 at a current rent of £120,000 per annum. The lease provided for rent reviews every fifth year of the term and contains full repairing and insuring covenants, except for the boiler and the lift which are excluded.

Tenant Information

Poundland trade from approximately 700 stores throughout the UK and are Europe's largest single priced discount retailer.

Website Address: www.poundland.co.uk

For the year ended 31st March 2016, Poundland Limited reported a turnover of £1.214bn, a pre-tax profit of £34.653m and a net worth of £20.52m. (Source: riskdisk.com 15.09.2017.)

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 98 Band D (Copy available on website).

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 Richard Larking, Progeny Corporate Law. Tel: 0113 467 1746 e-mail: richard.larking@progenycorporatelaw.com

