

## Hunstanton

### The Arcade Beach Terrace Road Norfolk PE36 5BQ

- **Freehold Amusement Arcade Investments and Vacant Café**
- Conveniently located next to two large car parks and overlooking Hunstanton Beach
- One amusement arcade and two vacant cafés
- Asset management opportunity
- May suit owner occupier or investors
- Total Current Rents Reserved  
**£53,000 pa <sup>(1)</sup>**

**On the Instructions of Joint Administrators.**  
**The Administrators act as Agents Without Personal Liability**



**Tenure**  
Freehold.

**Location**  
The seaside town of Hunstanton is located on the North Norfolk coast on the A149, approximately 16 miles north of King's Lynn and 45 miles north-west of Norwich.  
The property is situated on the west side of Beach Terrace Road overlooking the beach and is adjacent to Hunstanton Southend Car Park (488 spaces) and next to Hunstanton South Promenade Car Park (153 spaces).  
The Alive Oasis Sports and Leisure Centre is adjacent to the property and there is a Tesco supermarket a short distance away on Southend Road.

#### Description

The property is arranged on ground floor only to provide an amusement arcade and two adjoining cafés, both of which are vacant. Unit 2 has an interconnecting door to the amusement arcade which is not currently used. Each unit benefits from frontages to both east and west elevations.

#### VAT

Please refer to the Special Conditions of Sale and HMRC letter dated 12th May 2014 in the legal pack.

#### Documents

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

#### Energy Performance Certificate

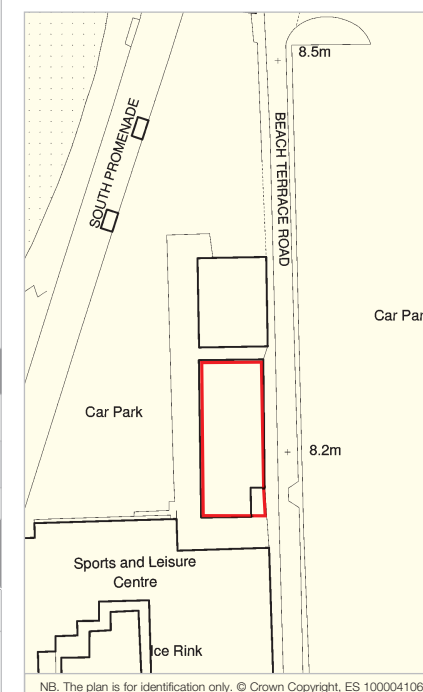
EPC Rating 95 Band D (Copy available on website). The EPC has been obtained from the register, known as 2 Beach Terrace Road (The Administrators act as agents without personal liabilities).

Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Vegas Amusements (East Anglia) Ltd	Ground Floor Amusement Arcade 529.70 sq m (5,702 sq ft)	6 years from 01.01.2014 Rent review 31.12.2019. IR	£40,000 p.a.	Rent Review and Reversion 31.12.2019
Elizabeth Pooley (not in occupation) (1)	Ground Floor Unit 2 (2) 147.6 sq m (1,589 sq ft)	12 years from 12.03.2008 Rent review every 3rd year. IR	£13,000 p.a. (1)	
Vacant	Ground Floor Unit 3 (2) 107.8 sq m (1,160 sq ft)			
<b>Total</b>		<b>785.10 sq m (8,451 sq ft)</b>	<b>Total £53,000 p.a. <sup>(1)</sup></b>	

(1) Tenant is not in occupation and vacated the unit. As of 22nd April 2015 there are current arrears of £15,907 of rent and rates. The Buyer will not be responsible for these arrears and the decision may be taken by the Administrators to surrender if unlikely to recover any arrears or current rent.  
(2) Area taken from [www.voa.gov.uk](http://www.voa.gov.uk) Not inspected by Allsop LLP.

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** T Maddison Esq, DLA Piper. Tel: 0113 369 2455 e-mail: [tim.maddison@dlapiper.com](mailto:tim.maddison@dlapiper.com)



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