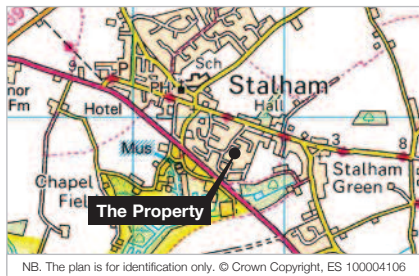
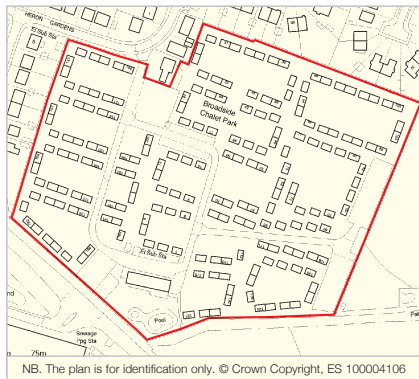


Stalham

Broadside Chalet Park, Norfolk NR12 9PN

- A Freehold Ground Rent Investment
- Secured upon a Chalet Park comprising 198 Holiday Units
- Retail Bar and Catering Facility
- Site Area Approximately 4.38 Hectares (10.82 Acres)
- Chalet Rent Reviews Every Third Year by RPI
- Next Reviews January 2020
- Total Current Gross Rents Reserved **£173,833 per annum**
- Additional 2017 and Ongoing Income: **Swimming Pool Charges £29,700**
- Maintenance Charges **£15,840**



INVESTMENT – Freehold Ground Rent



Tenure

Freehold.

Location

Stalham is a small market town on the River Ant which lies within the Norfolk Broads on the A149. The city of Norwich is some 15 miles to the south-west. The coastal resort of Great Yarmouth is around 16 miles to the south-east. The nearest Rail Station is Worstead. The area is a popular holiday destination, being around 5 miles from the Norfolk Coast at Sea Palling, and within easy reach of Calthorpe Broad and Hickling Broad National Nature Reserves. The site is located to the south-east of Stalham town centre and is accessed from the south side of Yarmouth Road via Heron Gardens.

Description

The property comprises a chalet park of 198 single storey holiday units, laid out around estate roads and communal landscaped areas. All chalets have two bedrooms, a bathroom and WC. There is a club house, two outdoor swimming pools, and a children's play area. The total site area extends to approximately 4.38 hectares (10.82 acres).

Tenancies

Each chalet is subject to a lease for an original term of 99 years, now having approximately 70 years unexpired. The total current gross rents reserved are £173,833 per annum. Each lease provides for a rent review every 3 years linked to the retail price index. The next reviews are in January 2020.

The retail bar and restaurant is subject to a lease for a term of 10 years commencing 2017 at a rent of £15,000 per annum.

In addition, the following income accrues in 2017:

Swimming pool charges – £29,700

Maintenance charges – £15,840.

A full schedule of outgoings is available from the Auctioneers upon request.

Seller's Solicitor

Messrs Shoosmiths (Ref: Lisa Williams).

Tel: 03700 868300. Fax: 03700 868301.

Email. lisa.williams@shoosmiths.co.uk

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.alltop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.

