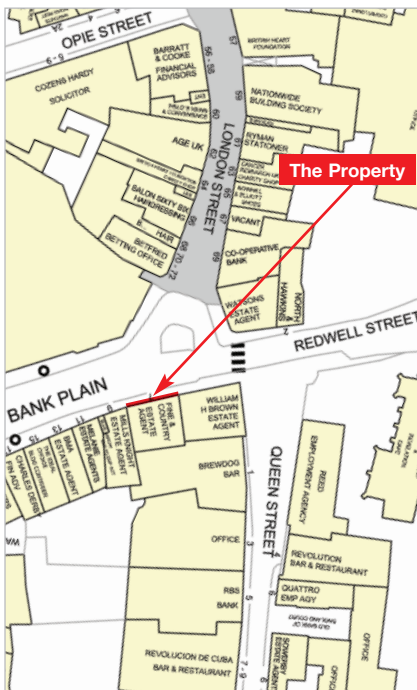


Norwich

7 and 7A Bank Plain Norfolk NR2 4SF

- Attractive Freehold Estate Agent and Office Investment
- Shop let until 2019 and offices until 2021(1)
- City centre location popular with estate agents
- No VAT applicable
- Total Current Rents Reserved **£44,000 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Norwich, with a population of some 171,000, is a 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 in a prominent position on the east side of Bank Plain, close to its junction with Queen Street and opposite the pedestrianised London Street. The area is popular with estate agents, with occupiers close by including William H Brown, Century 21 and other firms of estate agents, as well as Co-operative Bank, Ladbrokes and RBS.

Description

The property is arranged on ground and two upper floors to provide a ground floor shop, presently trading as an estate agent, together with self-contained office accommodation on first and second floors.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

7 Bank Plain: EPC Rating 86 Band D (Copy available on website).
7A Bank Plain: EPC Rating 80 Band D (Copy available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
7	Norfolk Country Properties Ltd (t/a Fine and Country Estate Agents)	Gross Frontage 12.30 m (40' 4") Net Frontage 9.05 m (29' 8") Shop & Built Depth 11.15 m (36' 7") Ground Floor 107.00 sq m (1,152 sq ft)	9 years from 01.12.2010 Rent review every 3rd year of the term FR & I via service charge	£29,000 p.a.	Reversion 2019
7A	Soak Digital Ltd	First Floor 86.60 sq m (932 sq ft) Second Floor 67.05 sq m (722 sq ft)	5 years from 24.02.2017 (1) IR & I	£15,000 p.a.	Reversion 2022

(1) The tenant has an option to determine the lease on 24th August 2019.

Total £44,000 p.a.

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

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