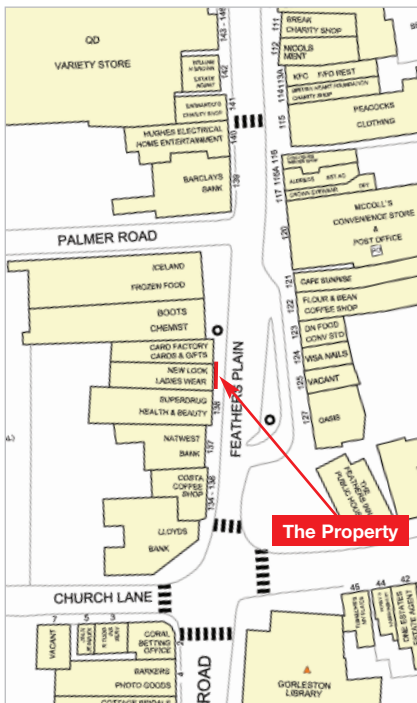


Great Yarmouth
138 High Street
Gorleston-on-Sea
Norfolk
NR31 6QX

- Freehold Shop Investment
- Town centre location
- Let to New Look Retailers Ltd
- Asset management opportunity
- Reversion 2019
- Current Rent Reserved
£22,500 pa



Tenure
Freehold.

Location
Gorleston-on-Sea is a suburb of Great Yarmouth, located just to the south of Great Yarmouth town centre, 10 miles north of Lowestoft and 18 miles east of Norwich. The property is located on the west side of the High Street, in between its junctions with Palmer Road and Church Lane, in the heart of the town centre. Occupiers close by include Superdrug (adjacent), Card Factory (adjacent), Boots the Chemist, Iceland, Costa Coffee, Lloyds Bank, McColl's, Hughes Electrical and QD Stores, amongst many others.

Description
The property is arranged on ground and one upper floor to provide a ground floor shop with ancillary storage and staff accommodation on the first floor.

The property provides the following accommodation and dimensions:

| | | |
|----------------|------------|-------------|
| Gross Frontage | 6.35 m | (20' 10") |
| Net Frontage | 5.15 m | (16' 10") |
| Shop Depth | 18.15 m | (59' 6") |
| Built Depth | 23.80 m | (78' 1") |
| First Floor | 76.45 sq m | (823 sq ft) |

Tenancy
The entire property is at present let to NEW LOOK RETAILERS LIMITED for a term of 15 years from 1st September 2004 at a current rent of £22,500 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information
No. of Branches: 578 stores throughout the UK.
Website Address: www.newlookgroup.com
For the year ended 26th March 2016, New Look Retailers Ltd reported a turnover of £1.398bn, a pre-tax profit of £178.5m, shareholders' funds of £375.73m and a net worth of £323.25m. (Source: Experian 08.06.2017.)

VAT
VAT is applicable to this lot.

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

Energy Performance Certificate
For EPC Rating please see website.

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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