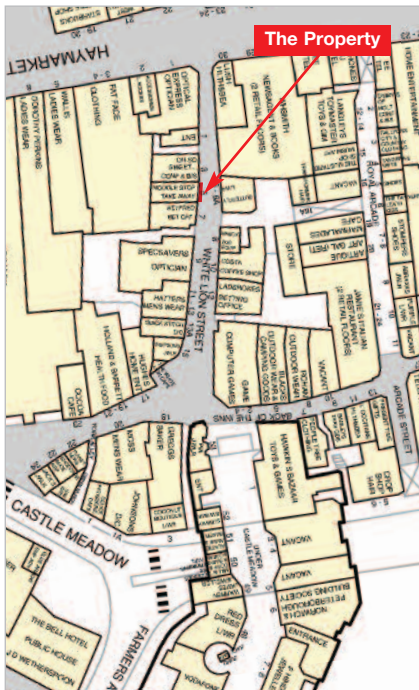


# Norwich

## 5 White Lion Street Norfolk NR2 1QA

- Freehold Takeaway Restaurant Investment
- Pedestrianised town centre position diagonally opposite W H Smith and adjacent Betfred
- Let on a lease expiring 2026
- Rent Review 2016
- Current Rent Reserved  
**£38,000 pa <sup>(1)</sup>**



### Tenure

Freehold.

### Location

Norwich, with a population of some 171,000, is an 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 train service to Liverpool Street (approximately 1 hour and 50 minutes).

The property, located within a conservation area, is situated in the heart of Norwich city centre fronting White Lion Street, a busy link between Castle Mall Shopping Centre, Haymarket and Gentleman's Walk, the prime retailing areas of the city centre. Occupiers close by include Betfred, Costa Coffee, Optical Express, Specsavers and W H Smith.

### Description

The property is arranged on ground and two upper floors to provide a ground floor shop unit with ancillary upper floors.

The property provides the following accommodation and dimensions:

Gross Frontage	4.55 m	(14' 11")
Net Frontage	4.05 m	(13' 4")
Shop Depth	10.05 m	(33' 0")
First Floor Storage	38.5 sq m	(415 sq ft)
Second Floor Storage	28.9 sq m	(310 sq ft)

### Tenancy

The entire property is at present let to HUANREN INTERNATIONAL TRADE LTD for a term of 15 years from 30th August 2011 at a current rent of £38,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

(1) Rent is being paid at a rate of £2,500 per calendar month (£30,000 per annum). No arrears will be sought by the seller on completion.

### VAT

VAT is applicable to this lot.

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** Pamela Jones, Hill Dickinson. Tel: 0151 600 8000 e-mail: [pamela.jones@hilldickinson.com](mailto:pamela.jones@hilldickinson.com)

**Joint Auctioneer** A McCabrey Esq, Mason Owen. Tel: 0151 242 3092 e-mail: [alanmccabrey@masonowen.com](mailto:alanmccabrey@masonowen.com)

**mason  
owen**  
...  
commercial & residential  
estate agents