

# Lowestoft

## The Wine Lodge, 58 Bridge Road, 1-7 Golden Court and 52 Bridge Road, Suffolk NR32 3LR

- **Two Freehold Connecting Buildings**
- Arranged to provide a Retail Parade, Creche, Nightclub and 19 Self-Contained Flats together with a Car Park
- Retail Parade subject to a Long Lease
- To be offered Collectively as One Lot
- Current Gross Rent Reserved  
**£18,000 per annum from creche**

On the instructions of V Liddell MRICS and A Kisby MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

**To View**  
Please contact Allsop by sending an email to [pam.huggett@allsop.co.uk](mailto:pam.huggett@allsop.co.uk) with the subject heading 'Viewing – Lot 55'.

**Seller's Solicitor**  
Messrs L Wang (Ref: LW3 225677.78).  
Tel: 0117 915 4956.  
Email: [lingxi.wang@footanstey.com](mailto:lingxi.wang@footanstey.com)

### Two Freehold Buildings



**Tenure**  
Freehold.

**Location**  
The property is situated on the east side of Bridge Road, to the east of its junction with Harbour Road. A range of shops and amenities is available along Bridge Road (A146). Oulton Broad North Rail Station is approximately 2 minutes' walk to the north-east. The A146, A47 and A12 are easily accessible.

**Description**  
The property comprises two connecting buildings arranged over ground and two upper floors. Internally, the property is arranged to provide a creche, a nightclub and 19 self-contained flats (12 x two bedroom, 7 x one bedroom), together with a car park.

To be offered collectively as one lot.

**Accommodation and Tenancies**  
A schedule of Accommodation and Tenancies is set out below.

**Registered Bidding**  
Registered bidding will apply to this lot. Prospective purchasers will be required to deposit cleared funds of £50,000 into the Allsop LLP Client Account prior to the Auction. In return, a bidding paddle will be provided. The successful purchaser will be required to pay any additional funds to ensure the deposit provided equates to 10% of the purchase price by debit card immediately after the sale. Please email [zoe.baxter@allsop.co.uk](mailto:zoe.baxter@allsop.co.uk) using the subject heading 'Lot 55 Registered Bidding' for further details.

Flat	Floor	Accommodation/MA		Terms of Tenancy	Current Rent £ p.a.
The Wine Lodge 58 Bridge Road	Ground Floor	Creche	173.73 sq m (1,870 sq ft)	The creche is subject to a licence to Dinky Town from 6th June 2018 expiring 3rd June 2019	£18,000 p.a.
		Bar/Nightclub	206.80 sq m (2,226 sq ft)	Vacant	–
	First Floor	Restaurant/Function Room	317.73 sq m (3,420 sq ft)	Vacant	–
	First and Second Floors	Flats 9-11 (3 x One Bedroom)		Vacant	–
1-7 Golden Court	Ground Floor	Retail Parade		Subject to a long lease	–
	First and Second Floors	Flats 1-8 and 12-19 (12 x Two Bedroom and 4 x One Bedroom)		Vacant	–
52 Bridge Road	–	–		Subject to a lease for a term of 125 years from 5th March 1997 (thus having approximately 104 years unexpired)	Peppercorn

Flats 9-11 The Wine Lodge were not internally inspected by Allsop.

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.allsop.co.uk](http://www.allsop.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.





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