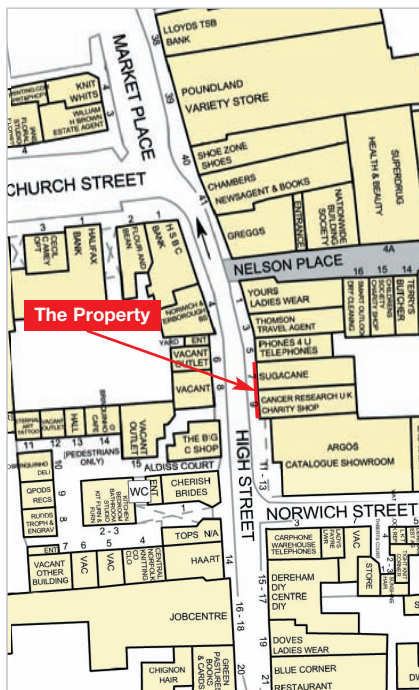


East Dereham

7/9 High Street
Norfolk
NR19 9DZ

- Freehold Town Centre Shop Investment
- Part let to Cancer Research
- Rent Reviews from 2011
- Situated adjacent to Argos and Phones 4U
- Total Current Rents Reserved
£50,250 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

East Dereham is a market town with a population in excess of 14,000, located on the A47 16 miles west of Norwich, 26 miles east of King's Lynn and 28 miles north of Diss.

The property is situated in a busy trading position within the town centre fronting High Street, which is one of the town's principal retail thoroughfares. Adjacent to the property are branches of Argos and Phones 4U whilst an entrance to the Nelson Place Shopping Centre is a few doors away.

Other nearby occupiers include The Carphone Warehouse, Thomson, Norwich & Peterborough Building Society and HSBC.

Description

The property is arranged on ground and one upper floor to provide two ground floor shop units with No. 9 let to Cancer Research, having the benefit of the first floor above both units. The property benefits from rear loading and access via a service yard.

VAT

VAT is not applicable to this lot.

Documents

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

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
7	SDJD Ltd (t/a Sugacane)	Gross Frontage 5.40 m Net Frontage 3.80 m Shop Depth 16.65 m	(17' 8") (12' 6") (54' 7")	10 years from 23.11.2009 (1) Rent review every 5th year FR & I	£22,500 p.a. Rent Review 2014
9	Cancer Research UK (2)	Gross Frontage 6.45 m Net Frontage 5.10 m Shop and Built Depth 19.90 m First Floor 89 sq m	(21' 2") (16' 9") (65' 4") (958 sq ft)	25 years from 27.02.1992 Rent review every 5th year FR & I	£27,750 p.a. Rent Review 25.12.2011

(1) The lease contains a tenant's option to break on 23rd November 2014.

(2) For the year ended 31st March 2009, Cancer Research UK had a turnover of £498.211m, a pre-tax profit of £37.793m and a net worth of £154.649m.
(Source: riskdisk.com 06.09.2010.)

Total £50,250 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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