

**83 Prince of Wales
Road
Norfolk
NR1 1DG**

- £12,480 pa**

allso



Freehold.

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 rail service to Liverpool Street (approximately 1 hour and 50 minutes).

Occupiers close by include Coral, KwikFit, Domino's Pizza and Essence amongst others.

The property is arranged on basement, ground and two upper floors to provide a ground floor shop with ancillary accommodation to basement, first and second floor levels. On inspection, the tenants were using the upper floors for residential use.

Gross Frontage	5.50 m	(18')
Net Frontage	4.90 m	(16')
Shop Depth	10.55 m	(34' 7")
Built Depth	12.30 m	(40' 4")
Basement	44 sq m	(476 sq ft)
Ground Floor	50 sq m	(536 sq ft)
First Floor	62 sq m	(666 sq ft)
Second Floor	50 sq m	(534 sq ft)
Total	206 sq m	(2,212 sq ft)

The entire property is at present let to P A NABARRO (t/a Mallie News) for a term of 16 years from 21st August 2002 at a current rent of £12,480 per annum. The lease provides for rent reviews every fourth year of the term and contains full repairing and insuring covenants.

VAT is not applicable to this lot.

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

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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