



### Tenure

Freehold.

### Location

King's Lynn has a population of over 42,000 and is a port and commercial centre located on the River Great Ouse, 39 miles west of Norwich and 32 miles north-east of Peterborough.

The property is situated on a prominent corner position on the semi-pedestrianised Norfolk Street and Chapel Street.

Occupiers close by include Holland & Barrett, Snappy Snaps, CEX (all opposite), Waterstones, WH Smith, Three, Marks & Spencer, Betfred, Peacocks and a number of other local traders. There is an entrance to the Vancouver Shopping Centre opposite.

### Description

The property is arranged on ground and one upper floor to provide a ground floor retail unit with first floor storage. Previously, a large part of the first floor has been sub-let as offices, accessed via a separate entrance on Chapel Street.

The property provides the following accommodation and dimensions:

Gross Frontage	27.82 m	(91' 3")
Net Frontage	22.50 m	(73' 10")
Built Depth	22.60 m	(74' 1")
Ground Floor	569.45 sq m	(6,130 sq ft)
First Floor	483.26 sq m	(5,202 sq ft)
<b>Total</b>	<b>1,052.70 sq m</b>	<b>(11,331 sq ft)</b>

### Tenancy

The entire property is at present let to QD EASTERN LIMITED (guaranteed by QD Commercial Group Holding Limited) for a term of 10 years (2) from 29th September 2018 at a current rent of £53,000 per annum. The lease provides for a rent review and tenant's option to break at the end of the fifth year of the term and contains full repairing and insuring covenants.

### Tenant Information

No. of Branches: c.50.

Website Address: [www.qdgroup.co.uk](http://www.qdgroup.co.uk)

For the year ended 28th February 2018, QD Commercial Group Holding Limited reported a turnover of £74.97m, a pre-tax profit of £1.36m, shareholders' funds of £36.73m and a net worth of £36.72m. (Source: Experian 13.02.2019.)

### VAT

VAT is applicable to this lot.

### Documents

The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

### Energy Performance Certificate

For EPC Rating please see website.

## King's Lynn

### 128-132 Norfolk Street

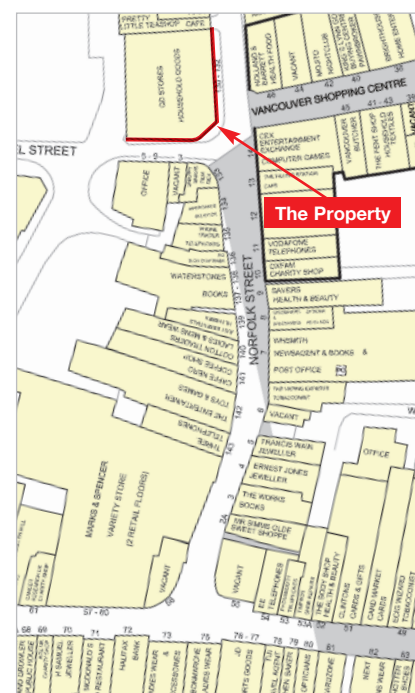
### Norfolk

### PE30 1AP

- **Freehold Shop Investment**
- **First class town centre location**
- **Let on a new 10 year lease (2)**
- **Opposite the Vancouver Shopping Centre**
- **Rent Review 2023**
- **Current Rent Reserved**

**£53,000 pa**

**SIX WEEK COMPLETION AVAILABLE**



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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