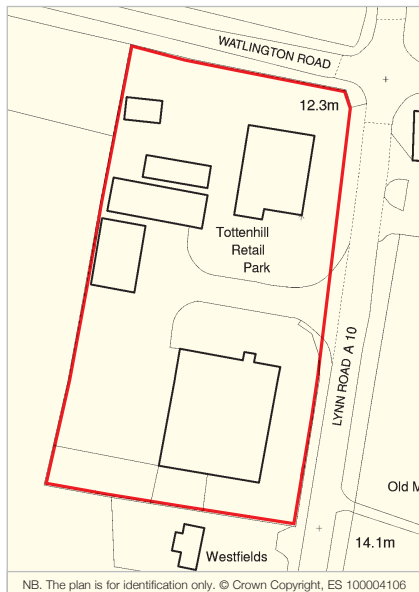
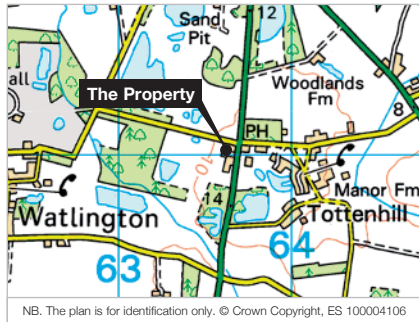


**King's Lynn**  
**Tottenham Retail Park**  
**Lynn Road**  
**Tottenham**  
**Norfolk**  
**PE33 0SR**

- **Freehold Commercial/ Showroom/Retail Investment**
- Located on the A10 some 6 miles south of King's Lynn town centre
- Fully let, tenants include High Seat Ltd (HSL) and the Cats Protection Trustee Ltd
- Total Current Rents Reserved  
**£113,681 pa**  
**rising to £119,000 pa**  
**by 24th August 2017**

**SIX WEEK COMPLETION AVAILABLE**



**Tenure**  
Freehold.

**Location**  
King's Lynn, with a population of over 42,000, is a port and commercial centre located on the River Great Ouse, 39 miles west of Norwich and 32 miles north-east of Peterborough. Tottenham is located some 6 miles south of King's Lynn town centre on the A10 London to King's Lynn road, about 5 miles north of Downham Market. The property is located in a prominent position on the west side of the busy A10 Lynn Road, close to its junction with Watlington Road and Whin Common Road. Lynn Road benefits from a local bus route and connects with the A134 some 0.7 miles north.

**Description**

The property comprises a former car showroom/garage complex, which has been converted and is presently occupied as a retail showroom (Unit A1), showroom and vehicle workshops (Units A2/A3 and A4), retail premises (Units B and C), industrial premises (Units D, E and F) and a vehicle sales site (Unit G). The whole is situated on a site area of some 0.85 hectares (2.1 acres).

**VAT**

VAT is applicable to this lot.

**Documents**

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

**Energy Performance Certificate**

Range from EPC Rating 54-267 Bands C-G (Copies available on website).



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/Reversion
Unit A1	The Antiques Emporium (East Anglia) Ltd	Ground Floor First Floor 526.45 sq m 194.40 sq m (5,667 sq ft) (2,093 sq ft)	3 years from 12.07.2016 Fixed annual increases FR & I	£32,000 p.a. Rising to £36,000 p.a. in July 2017 and £40,000 p.a. in 2018	Fixed Increases July 2017 and 2018
Unit A2	S Cato, G Ungless and R Phillips	Ground Floor First Floor 114.45 sq m 74.80 sq m (1,232 sq ft) (805 sq ft)	5 years from 16.04.2012 FR & I	£9,250 p.a.	Reversion 2017 (8)
Unit A3	S Cato	Ground Floor 146.15 sq m (1,573 sq ft)	10 years from 01.04.2011 (1) FR & I	£10,025 p.a.	Reversion 2021
Unit A4	J Sutton	Ground Floor 129.85 sq m (1,398 sq ft)	A term of years expiring 31.03.2021 FR & I	£8,160 p.a.	Reversion 2021
Unit B	High Seat Ltd (t/a HSL) (6)	Ground Floor First Floor 400.30 sq m 53.10 sq m (4,309 sq ft) (572 sq ft)	10 years from 24.08.2015 (2) Rent reviews in 2017 and 2020 FR & I	£25,046 p.a. Increasing to a minimum of £26,365 p.a. on 24.08.2017	Fixed Increase 2017 Rent Review 2020
Unit C	The Cats Protection Trustee Limited (7)	Ground Floor 220.70 sq m (2,376 sq ft)	10 years from 26.09.2016 (3) Fixed increase 2021 FR & I	£14,000 p.a. Rising to £15,000 p.a. in 2021	Fixed Increase 2021
Unit D	Comcat Gas Services Ltd	Ground Floor 284.10 sq m (3,058 sq ft)	3 years from 16.03.2015 FR & I	£5,000 p.a.	Reversion 2018
Unit E/F	M Rowley	Ground Floor 110.95 sq m (1,194 sq ft)	3 years from 07.09.2016 (4) FR & I	£5,000 p.a.	Reversion 2019
G	T Ives	Land	5 years from 16.09.2015 (5) FR & I	£5,200 p.a.	Reversion 2020

**Total £113,681 p.a.**

(1) Lessee's option to determine at the end of the fifth year of the term not exercised.  
(2) Lessee's option to determine 20th August 2020.  
(3) Lessee's option to determine on the third and sixth anniversaries of the term.  
(4) Lessee's option to determine on the first anniversary of the term.  
(5) Lessee's option to determine at the end of the second year of the term.  
(6) For the year ended 31st December 2015, High Seat Ltd reported a turnover of £50.094m, a pre-tax profit of £3.276m, shareholders' funds of £4.73m and a net worth of £4.73m. (Source: Experian 14.02.2017.)  
(7) Website Address: www.cats.org.com  
For the year ending 31st December 2015, consolidated accounts show an income of £55.862m with total net assets of £89.673m.  
(8) In respect of the lease renewal due, the lessee has indicated they wish to take a new lease. A draft lease has been issued quoting a new rent of £10,446 per annum.