Lakenheath
Unit 1 Earlsfield Shopping Centre Suffolk IP27 9RX

- **Leasehold Vacant Shop**
- Situated to the immediate south of RAF Lakenheath (1)
- Well located in a local shopping parade

Vacant

SIX WEEK COMPLETION AVAILABLE

Tenure
Leasehold. To be held for a term of 250 years from completion at an initial ground rent of £200 per annum (RPI linked reviews every tenth year).

Location
Lakenheath is located on the edge of Thetford Forest Park, some 16 miles north of Bury St Edmunds, 36 miles south-west of Norwich and 7 miles north-west of Thetford. The area lies on the A106, 5 miles south of Brandon.

The property is situated on the east side of the B112, at its junction with Lords Walk, immediately to the south of RAF Lakenheath. Occupiers close by include RAF Lakenheath.

RAF Lakenheath (1)
RAF Lakenheath is a Royal Air Force Station near the town of Lakenheath in Suffolk and hosts United States Air Force units and personnel.

The Ministry of Defence announced on 19th November 2018, £160 million of investment at RAF Lakenheath which will help to create 700 jobs. The Suffolk airbase will be the first permanent international site for US Air Force F-35's in Europe (Source www.bbc.co.uk/news).

Description
The property is arranged on ground floor only to provide a lock-up shop. The property forms part of a shopping parade, the remainder of which is not included in the sale.

The property provides the following accommodation and dimensions:

Gross Frontage	6.45 m	(21' 2")
Net Frontage	3.70 m	(12' 2")
Shop Depth	7.05 m	(23' 2")
Built Depth	17.15 m	(56' 3")
Ground Floor	87.50 sq m	(942 sq ft)

Tenancy
The entire property is to be offered VACANT.

VAT
VAT is applicable to this lot.

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

Energy Performance Certificate
For EPC Rating please see website.

Buyers Premium
Buyers will pay 0.35%+VAT of the purchase price towards the seller's costs.

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