

# Lot 7, Holland & Barrett, 14 Norfolk Street, King's Lynn, Norfolk PE30 1AR

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)



# Lot 7, Holland & Barrett, 14 Norfolk Street, King's Lynn, Norfolk PE30 1AR

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)

## Property Information

### Freehold Retail Investment

- Entirely Let to Holland & Barrett Retail Limited on a New Lease from June 2022 at a Rebased Rent
- Tenant in Occupation Since 1986
- Comprising Ground, First and Second Floors
- Return Frontage to Broad Street
- Popular Retailing Location
- Nearby Occupiers Include Marks & Spencer, Vodafone, Specsavers, WH Smith and Waterstones

#### Lot

7

#### Auction

22nd September 2022

#### Rent

£22,500 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

36 miles north-east of Peterborough, 43 miles west of Norwich

#### Roads

A10, A17, A47

#### Rail

King's Lynn Railway Station (direct to London King's Cross)

#### Air

London Stansted Airport

### Situation

The property is prominently located in a corner position on the south side of Norfolk Street, a busy pedestrianised retailing thoroughfare, at its junction with Broad Street. Neighbouring occupiers include Marks and Spencer, Vodafone, The Works, Specsavers, WH Smith, CEX and Waterstones.

### Tenure

Freehold.

### Description

The property comprises retail accommodation on the ground floor which benefits from dual frontage on to Broad Street and Norfolk Street with ancillary accommodation on the first floor. The second floor provides ancillary accommodation with access via a hatch on the first floor.

### VAT

VAT is applicable to this lot.

### Completion Period

Six week completion

#### DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

# Lot 7, Holland & Barrett, 14 Norfolk Street, King's Lynn, Norfolk PE30 1AR

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)



## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground	Retail	128.76	(1,386)	HOLLAND & BARRETT RETAIL LIMITED (1)	3 years from 01/06/2022	£22,500
First	Ancillary	120.86	(1,301)			
Second	Ancillary	-	-			
<b>Total Approximate Floor Area</b>		<b>242.40</b>	<b>(2,607) (2) (3)</b>			<b>£22,500</b>

(1) For the year ending 30/09/2021 Holland & Barrett Retail Limited reported a Turnover of £528,592,000, a Pre-Tax Profit of £43,626,000 and a Net Worth of £274,434,000. (NorthRow 22/08/2022) Holland & Barrett is one of the world's leading health and wellness retailers and the largest in Europe trading from over 1,300 locations in 16 countries (www.hollandandbarrett.com). The tenant has been in occupation since 1986 and have recently signed a new lease commencing June 2022 at a rebased rent.

(2) The floor areas stated above have been provided by the Vendor.

(3) Access to the second floor is via hatch only and therefore no indicative floor areas have been provided.

# Lot 7, Holland & Barrett, 14 Norfolk Street, King's Lynn, Norfolk PE30 1AR

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)



**Lot 7, Holland & Barrett, 14 Norfolk Street, King's Lynn,  
Norfolk PE30 1AR**

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)



**Lot 7, Holland & Barrett, 14 Norfolk Street, King's Lynn,  
Norfolk PE30 1AR**

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)



# Lot 7, Holland & Barrett, 14 Norfolk Street, King's Lynn, Norfolk PE30 1AR

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)



# Lot 7, Holland & Barrett, 14 Norfolk Street, King's Lynn, Norfolk PE30 1AR

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)



## Contacts

### Acuitus

#### Jon Skerry

+44 (0)20 7034 4863

+44 (0)7736 300 594

[jon.skerry@acuitus.co.uk](mailto:jon.skerry@acuitus.co.uk)

#### Alexander Auterac

+44 (0)20 7034 4859

+44 (0)7713 135 034

[alexander.auterac@acuitus.co.uk](mailto:alexander.auterac@acuitus.co.uk)

### Seller's Solicitors

#### Landsmiths

Stoney House, 26-30 Stone Street

Nottingham

NG1 1LL

#### Rachael Briggs

0333 023 2258

[rachael@landsmiths.co.uk](mailto:rachael@landsmiths.co.uk)

## Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

September 2020