

**Lot 1, 39 Market Street, Wymondham, Norwich,**

**Norfolk NR18 0AJ**

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)



# Lot 1, 39 Market Street, Wymondham, Norwich,

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### Property Information

#### Freehold Retail Investment

- Entirely Let to Specsavers Optical Superstores Limited Until 2032 (Subject to Option)
- Attractive Market Town
- Close To Norwich
- Busy Town Centre Location
- Nearby Occupiers Include Boots, Barclays Bank, Savers, HSBC, Co-Op, Lloyds Bank and Natwest

#### Lot

1

#### Auction

22nd September 2022

#### Rent

£22,500 per Annum Exclusive  
(3)

#### Sector

High Street Retail

#### Status

Available

#### Auction Venue

Live Streamed Auction

#### Location

##### Miles

9 miles south-west of Norwich

##### Roads

A11, A47

##### Rail

Wymondham Abbey Railway Station

##### Air

Norwich International Airport, Stansted International Airport

#### Situation

Wymondham is an attractive and historic market town and Norwich commuter town. The property is situated in the heart of the busy and popular town centre on the north side of Market Street. Nearby occupiers include Boots, Barclays Bank, Savers, HSBC, Co-Op Convenience Store, Lloyds Bank and Natwest

#### Tenure

Freehold.

#### Description

The property comprises ground floor retail accommodation and first floor ancillary accommodation. The property benefits from the towns main car park being situated at the rear of the property.

#### VAT

VAT is applicable to this lot.

#### Completion Period

Six week completion

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### Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	182.30	(1,962)	SPECSAVERS OPTICAL SUPERSTORES LIMITED (1)	10 years from 25/03/2022 until 2032 (2)	£22,500	24/03/2032
Mezanine	Storage	20.50	(220)				
First	Office/Ancillary	54.10	(582)				
<b>Total Approximate Floor Area</b>		<b>256.90 (4)</b>	<b>(2,764)</b>			<b>£22,500 (3)</b>	

(1) For the year ending 28/02/2021, Specsavers Optical Superstores Limited reported a turnover of £2,738,227,000, pre-tax profits of £444,617,000 and Net Worth of £216,396,000 (NorthRow 01/08/2022).

(2) The lease provides for a tenant option to determine the lease on 25/03/2028.

(3) The current rent reserved under the terms of the lease is £11,250 per annum exclusive until 23/09/2023. The seller will pay to the buyer difference between the current rent reserved of £11,250 p.a.x. and £22,500 p.a.x from completion of the sale until 23/09/2023. Therefore the property will produce £22,500 p.a.x. from completion of the sale.

(4) The floor areas stated above are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk))

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## Contacts

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