Suffolk NR32 1LX

For sale by Auction on 18th May 2023 (unless sold or withdrawn prior)





Freehold Retail Investment

www.acuitus.co.uk

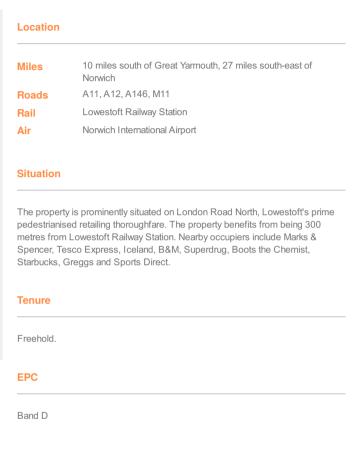
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Property Information

Freehold Retail Investment • Entirely let to tenant trading as O2 • Lease expires April 2029 (no breaks) 2022 break option not exercised • Prominent corner position close to Marks & Spencer, Tesco Express, Iceland, Peacocks, B&M, Superdrug, Boots the Chemist, Starbucks, Greggs and Sports Direct Lot Auction 30 18th May 2023 Rent Status £28,500 per Annum Exclusive Available **Auction Venue** Sector High Street Retail Live Streamed Auction



Description	
The property comprises a shop arranged on the ground, first and second flu	oors.
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 auction 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.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	Rent Review
Ground First Second	Retail/Ancillary Ancillary Ancillary	112.37 91.90 22.00	(1,210) (989) (237)	AVERTEC LIMITED (2) (t/a O2)	10 years from 17/04/2019 on a full repairing and insuring lease	£28,500	17/04/2024
Total		226.27	(2,436)			£28,500	

⁽¹⁾ Areas provided by VOA (www.gov.uk/find-business-rates)

⁽²⁾ Avertec Limited are an O2 franchisee operating in the UK and established in 2007 (www.avertec.co.uk).

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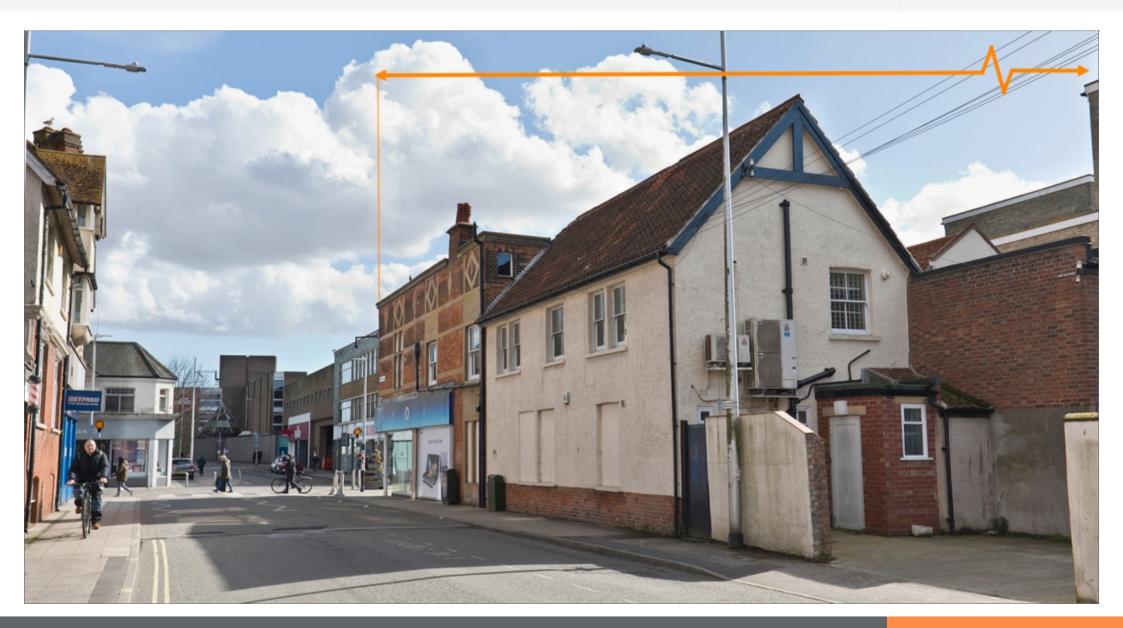




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Contacts

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