

**Lot 28, 6 King Street, Thetford,
Norfolk IP24 2AN**

For sale by Auction on 21st September 2023 (unless sold or withdrawn prior)



High Yielding Freehold Retail Investment

www.acuitus.co.uk

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Property Information

High Yielding Freehold Retail Investment

- Let to Superdrug Stores Plc
- Lease expires August 2025
- Approximately 6,710 sq ft
- Prime pedestrianised town centre location
- Nearby retailers include Iceland, Poundland, The Works, Boots Pharmacy, Costa, Subway, Domino's and JD Wetherspoon

Lot

28

Auction

21st September 2023

Rent

£41,000 per Annum Exclusive

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles

13 miles north of Bury St Edmunds, 35 miles south-west Norwich, 35 miles north-west of Ipswich

Roads

A11, A134, A1066

Rail

Thetford Train Station

Air

Stansted Airport

Situation

The property is situated on the northern side of King Street, the prime pedestrianised retailing pitch. There is a large car park to the rear of the property for approximately 40 cars. Nearby retailers include Iceland, Poundland, The Works, Boots Pharmacy, Costa, Subway, Domino's and JD Wetherspoon.

Tenure

Freehold.

EPC

See Legal Pack

Description

The property comprises a shop arranged on the ground and first floors.

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 (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.
Ground Mezzanine First	Retail/Ancillary Retail Ancillary	341.48 8.50 273.40	(3,676) (91) (2,943)	SUPERDRUG STORES PLC (2)	5 years from 19/08/2020 on a full repairing and insuring lease	£41,000
Total		623.38	(6,710)			£41,000

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

(2) For the year ending 31st December 2022, Superdrug Stores Plc reported a turnover of £1,366,924,000, a pre-tax profit of £77,763,000 and a net worth of £210,245,000 (www.northrow.com)

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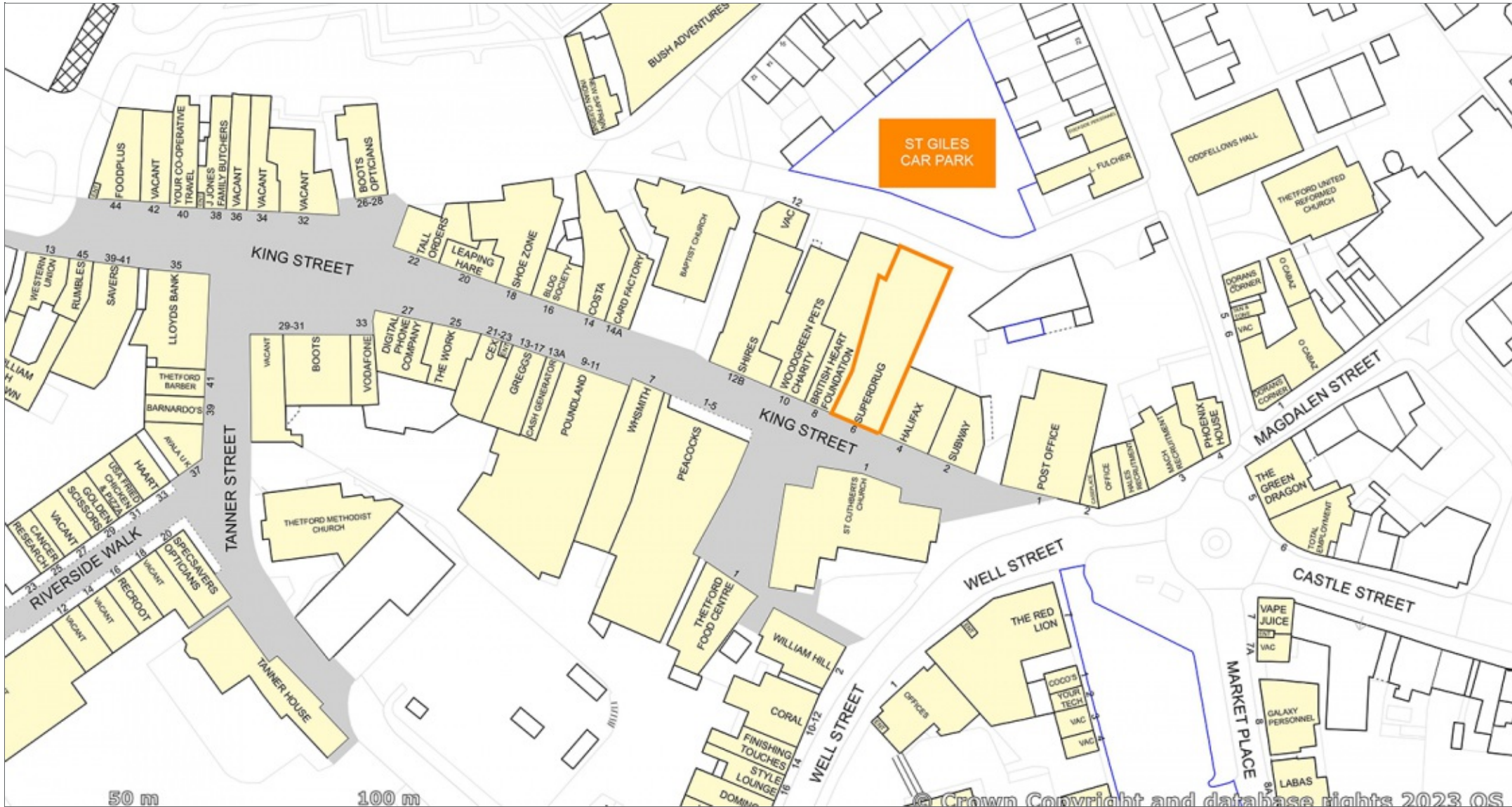
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Contacts

Acuitus

David Margolis

+44 (0)20 7034 4862

+44 (0)7930 484 440

david.margolis@acuitus.co.uk

Henry John

+44 (0)20 7034 4860

+44 (0)7876 884 320

henry.john@acuitus.co.uk

Seller's Solicitors

BSG Solicitors LLP

314 Regents Park Road, Finchley

London

N3 2JX

Jeremy Swerner

+44 (0)20 8343 4411

jeremy@bsgsolicitors.com

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September 2020