

## 40 King Street, Thetford Norfolk IP24 2AP

lot 20

### Freehold Retail Investment

- Let to Co-Operative Group (CWS) Ltd
- 2010 rent review outstanding
- Neighbouring occupiers include Lloyds TSB, Boots the Chemist, HSBC, Clinton Cards and New Look

Rent  
**£23,250**  
per annum  
exclusive



### Location

Estimated District Population: 20,000  
Miles: 12 miles north of Bury St Edmunds  
25 miles south-west of Norwich  
33 miles north-east of Cambridge  
Roads: A11, A134, A14, A1066  
Rail: Thetford Rail  
Air: Stansted Airport

### Situation

The property is situated in a strong trading location on the pedestrianised King Street, the town's principal retailing thoroughfare. Neighbouring occupiers include Lloyds TSB, Boots the Chemist, HSBC, Clinton Cards and New Look.

### Description

The property comprises GROUND FLOOR RETAIL ACCOMMODATION and ANCILLARY ACCOMMODATION on the first floor. The second floor is not currently used by the tenant and there is no internal access.

### Tenure

Freehold.

### VAT

VAT is applicable on this lot.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Gross Frontage		5.30 m (17' 4")	<b>THE CO-OPERATIVE GROUP (CWS) LTD</b> (t/a Co-Op Travel) (1)	15 years from 12/05/2000 on a full repairing and insuring lease	£23,250	02/05/2010
Net Frontage		5.00 m (16' 4")				
Shop Depth		21.90 m (72' 0")				
Ground	Retail	91.04 sq m (980 sq ft)				
First	Ancillary	32.51 sq m (350 sq ft)				
Second	Not Used	Not Measured				
<b>Totals</b>		<b>123.55 sq m (1,330 sq ft)</b>				

(1) Please note that the rent is being paid by Co-Operative Group Property Division. In 2009, The Co-Operative Group (CWS) Ltd reported a profit for the year of £160,000,000 and total net assets of £4,523,000,000. (Source: The Co-Operative Group Annual Review 2009)

### For further details please contact:

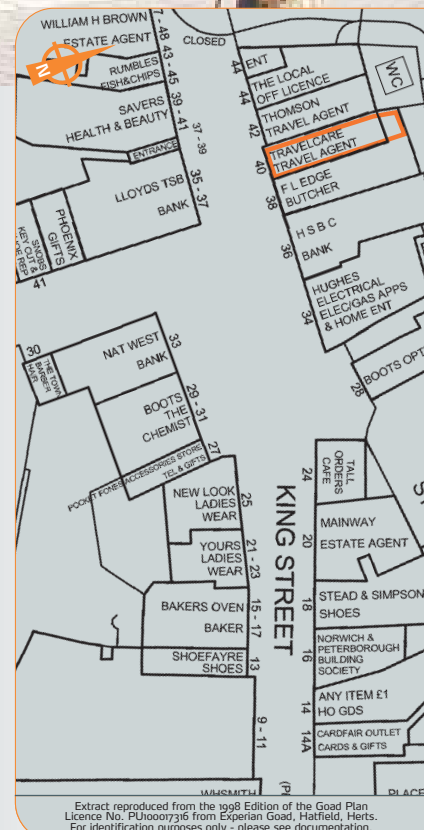
**John Mehtab**  
Tel: +44 (0)20 7034 4855 Fax: +44 (0)20 7034 4869.  
Email: john.mehtab@acuitus.co.uk

**Harry Woolley**  
Tel: +44 (0)20 7034 4858 Fax: +44 (0)20 7034 4869.  
Email: harry.woolley@acuitus.co.uk

[www.acuitus.co.uk](http://www.acuitus.co.uk)

### Solicitors:

**Finers Stephens Innocent LLP**  
179 Great Portland Street, London W1W 5LS.  
Tel: +44 (0)20 7323 4000 Fax: +44 (0)20 7580 7069.  
Email: stephen.lewis@fsilaw.com  
Ref: Stephen Lewis.



Extract reproduced from the 1998 Edition of the Goad Plan Licence No. PL00007716 from Experian Goad, Hatfield, Herts. For identification purposes only - please see documentation.