

A lock-up shop investment producing £6,500pa

Sold on a new 199 year lease these ground floor and basement shop premises are currently let to a tanning and nail salon producing £6,500pa. The property has a ten year lease, which commenced in 2010, and includes a parking space to the rear within a private car park.

The property has a current rateable value of £6,600pa with effect from 1st April 2010. Total area of premises is 47.93sq.m as per the Valuation Office Agency website.

Upper St Giles is within a short walk of Norwich market place and Norwich Inner Link Road.

Description:

Ground Floor: Salon and toilet facilities.

Basement: Treatment room.

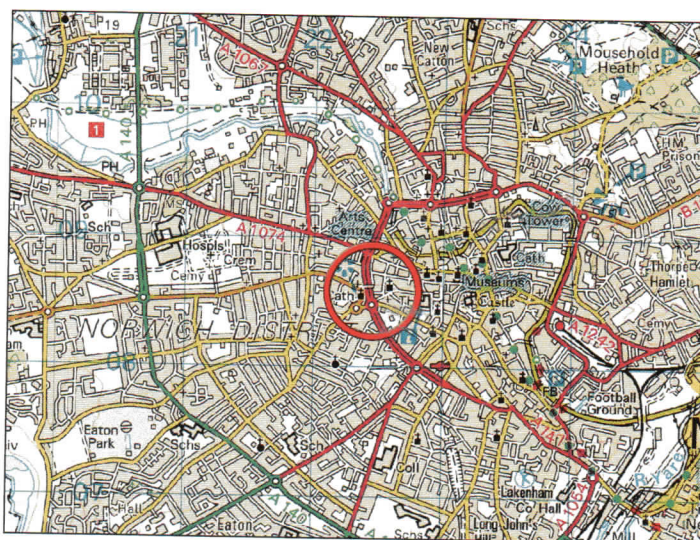
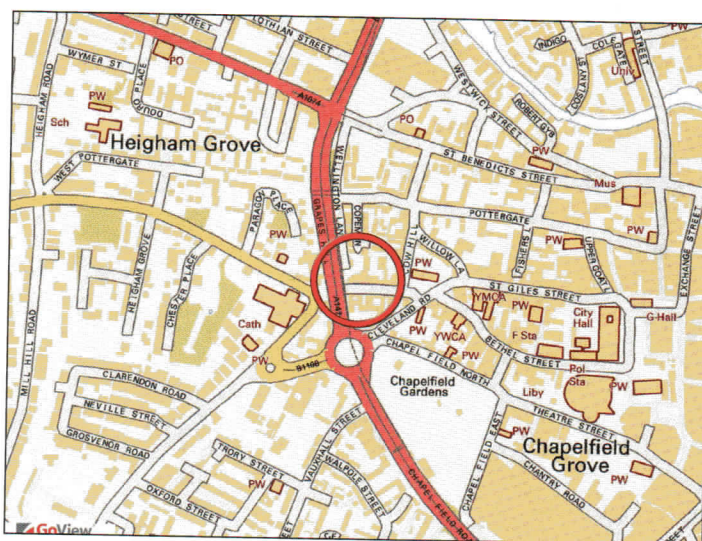
Outside: Parking space to rear in private car park.

Directions:

Head along Norwich Inner Link Road up Grapes Hill. On reaching the Chapelfield roundabout take the first exit towards the city centre and then turn immediately left into Upper St Giles. The property will be found on the right hand side.

Viewing:

Please call the Auctioneers - 01603 505100



For further information and legal pack please go to www.auctionhouse.uk.net/eastanglia



Tenure: Leasehold for remainder of 199 year lease. Ground Rent £250pa

Local Authority: Norwich City Council. Tel: 0344 980 3333

Solicitors: Hood Vores & Allwood, The Priory, Church Street, Dereham, NR19 1DW. Tel: 08453 724240. Ref: Roger Margand

Full Details: Photographs, room dimensions, floor plans and area measurements (when available) are included within our full details online at www.auctionhouse.uk.net/eastanglia. All published information is to aid identification of the property and is not to scale.

Energy Efficiency Rating (EPC): Awaiting assessment