

Dereham - 10 High Street NR19 1DR
Freehold Retail & Residential Ground Rent Investment



BLUE ALPINE

PROPERTY CONSULTANTS



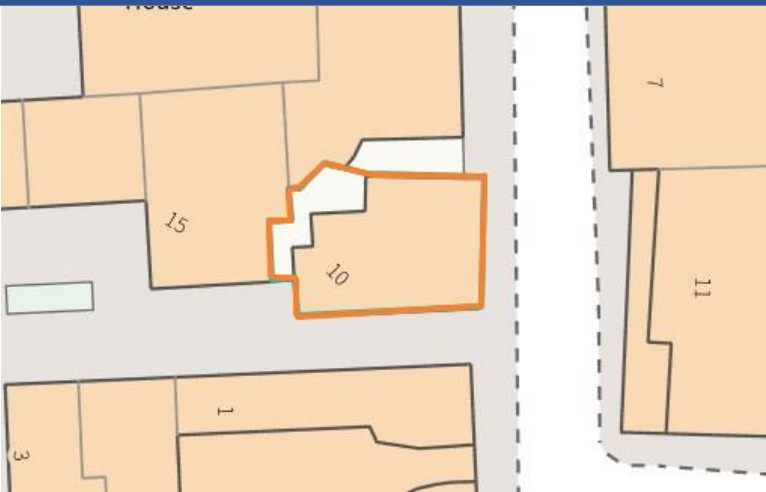
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Investment Consideration:

- Purchase Price: £154,000
- Gross Initial Yield: 8.17%
- Rental Income: £12,575 p.a.
- VAT is applicable to this property. TOGC available.
- Comprises ground floor shop and 2 flats above which have been sold-off on long leaseholds
- Commercial unit let until 2032 to a Charity shop with 11 locations. Tenant in occupation since 2010.
- Occupiers nearby including Argos, Greggs, HSBC, Vodafone, Café`s, Restaurant`s and many more.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 10 (Ground Floor)	Retail Shop: 65 sq m (700 sq ft) Open plan retail, storage, kitchen, wc	The Big C Appeal Limited	10 Years from May 2023	£12,400	Note 1: FRI Note 2: Rent review in May 2029 Note 3: Tenant in occupation since 2010
No. 10A (First/Second Floor)	Residential flat: sold-off	Individual	166 Years from 24 June 1984	£25	Note 1: FRI Note 2: Reversion 2150
No. 10B (First/Second Floor)	Residential flat: sold-off	Individual	125 Years from 21 March 2017	£150	Note 1: FRI Note 2: Reversion 2142
Total				£12,575	

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Property Description:

Comprises ground floor shop and 2 self-contained flats above (both sold-off), providing the following accommodation and dimensions:

Ground Floor Shop: 65 sq m (700 sq ft)

Open plan retail, storage, kitchen, wc

First/Second Floor Flat 10A: Sold off

First/Second Floor Flat 10B: Sold off

Tenancy:

The retail shop is at present let to The Big C Appeal Limited for a term of 10 years from May 2023 at a current rent of £12,400 p.a. and the lease contains full repairing and insuring covenants. Rent review in May 2029. Tenant in occupation since 2010.

Flat 10A has been sold-off on long leasehold for a term of 166 Years from 24th June 1984 at a ground rent of £25. Reversion 2150.

Flat 10B has been sold-off on long leasehold for a term of 125 Years from 21st March 2017 at a ground rent of £150. Reversion 2142.



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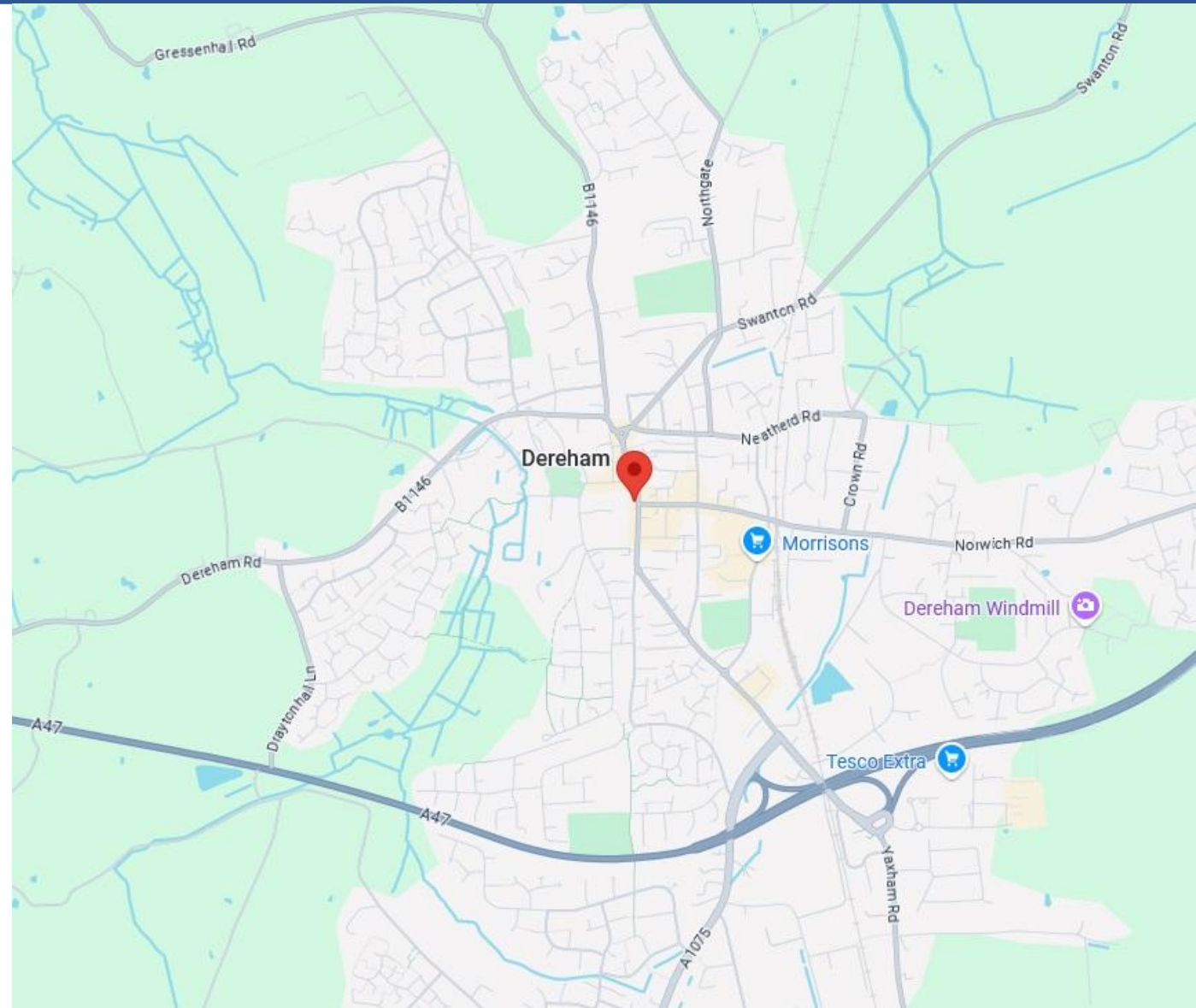
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Location:

The market town of Dereham, is located on the A47 some 16 miles west of Norwich and 26 miles east of King's Lynn. The town lays to the north of the A47 the main road linking Birmingham to Lowestoft. The property is situated in the heart of the town centre with occupiers nearby including Argos, Greggs, HSBC, Vodafone and many more.



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Contacts:

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