

On the Instruction of Barclays Bank

ASSIGNMENT OR SUBLEASE

SWAFFHAM, 69 Market Place, PE37 7AQ



Location

The property is located in the market town of Swaffham, approximately 19 miles east of Kings Lynn and 31 miles east of Norwich. The property is located at the east side of Market Place.

Nearby occupiers include **Co-operative Pharmacy**, **Iceland** and **TSB Bank**.

Description

The property is arranged over ground and basement only with the following approximate areas and dimensions.

Accommodation

Ground Floor	287.72 sq m	3,097 sq ft
Basement	34.00 sq m	366 sq ft
Total	321.72 sq m	3,463 sq ft

Viewing

By appointment via this office:

Adam Caplan

t: +44 207 182 2650

e: adam.caplan@cbre.com

CBRE Limited

Henrietta House
Henrietta Place
London
W1G 0NB

Date of Issue November 2018

www.cbre.co.uk/retail

Tenure

The premises are available by way of an assignment of the existing lease expiring 13 November 2025. There is a tenant break option on 14 November 2020.

Alternatively, the premises are available by way of a sub-lease until October 2020.

Passing Rent

£35,000 per annum exclusive.

Rates

We understand that the current Rateable Value is £37,500 and the Rates Payable are £18,000 per annum. The UBR for 2018/2019 is 48.0p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

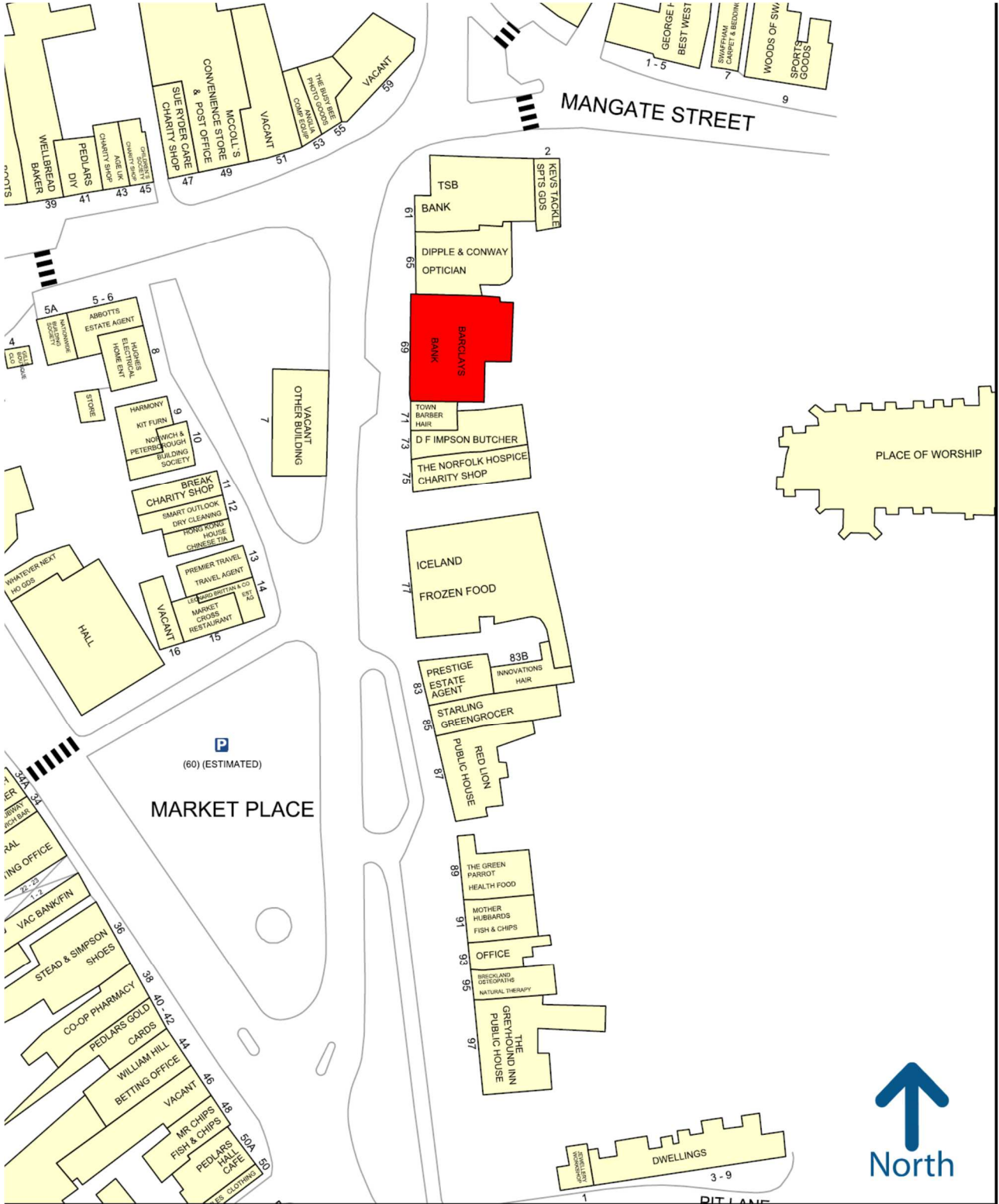
EPC

Available upon request.

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