

## Lot 20

£160,750 per annum  
exclusive (3)

### 15 Cornhill, Bury St Edmunds, Suffolk IP33 1DY Prime Freehold Retail Investment



The building was designed in 1910 by Michael Treleaven for Boots Cash Chemists in a Tudor Fantasy style, and is one of the town's finest buildings. It is Grade II Listed with an outstanding façade of timber framing and pargetting, graced by four statues, all with local connections. They are Agricola, who was present at the defeat of Boudicca, Queen of the Iceni in AD61; St Edmund; Edward I, who held a parliament at the Abbey; and Edward VI, who gave land and money to found the Grammar School in 1550.

# Tenancy and accommodation

# Lot 20

£160,750 per annum exclusive (3)

### Key Details

- Entirely let to WH Smith Retail Holdings Limited
- New 15 year lease renewal from September 2017 (subject to option)
- Tenant in occupation for over 40 years
- Approximately 8,355 sq ft
- Prime location between Arc Shopping Centre and Buttermarket
- Nearby occupiers include Marks & Spencer, Boots the Chemist, Tesco Express and Iceland

### Location

**Miles:** 25 miles north-west of Ipswich  
29 miles east of Cambridge  
**Roads:** A14, A134, A143  
**Rail:** Bury St Edmunds Railway Station  
**Air:** London Stansted Airport

### Situation

The property occupies one of the finest trading locations on the western side of Cornhill, between The Arc Shopping Centre and Buttermarket. The Arc Shopping Centre houses retailers including Costa, H&M and Debenhams and restaurants including Carluccio's, Nando's and Wagamama. Other nearby retailers include Marks & Spencer, Boots the Chemist, Tesco Express, Superdrug, Starbucks and Sports Direct.

### Description

The property is Grade II listed and comprises a large ground floor shop with further sales accommodation and the town's Post Office on the first floor and ancillary accommodation on the basement and second floors.

### Tenure

Freehold.

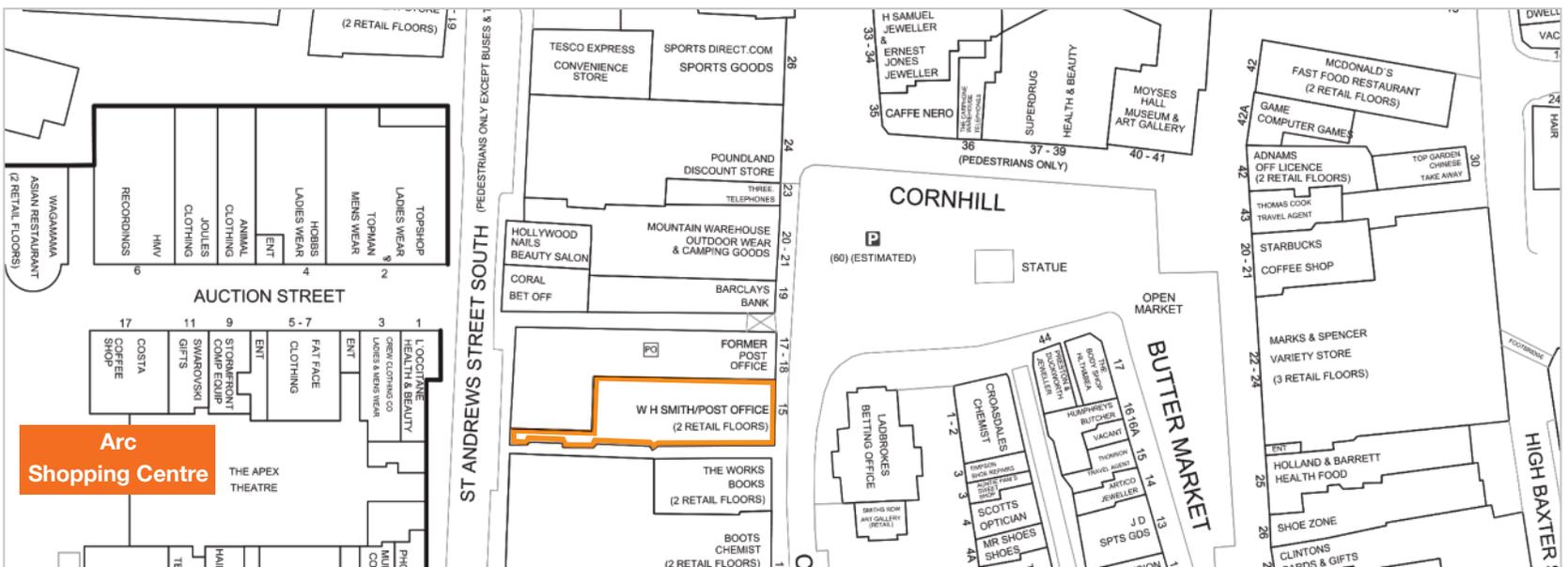
### VAT

VAT is applicable to this lot.

### Six Week Completion

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground	Retail/Ancillary	307.04 sq m	(3,305 sq ft)	WH SMITH	15 years from	£160,750 (3)	29/09/2022
Basement	Ancillary	22.85 sq m	(246 sq ft)	RETAIL	29/09/2017 until		and 5
First	Post Office/Ancillary	251.58 sq m	(2,708 sq ft)	HOLDINGS	28/09/2032 (2) on		yearly
Second	Ancillary	195.56 sq m	(2,105 sq ft)	LIMITED (1)	full repairing and		thereafter
<b>Totals</b>		<b>777.03 sq m</b>	<b>(8,355 sq ft)</b>			<b>£160,750 (3)</b>	

- (1) For the year ending 31st August 2016, WH Smith Retail Holdings Limited reported a turnover of £175,131,000, pre-tax profits of £75,302,000 and a total net worth of £461,234,000 (Source: Experian Group 17/08/2017).
- (2) The lease is subject to a tenant option to determine on 29th September 2027.
- (3) The lease provides for the rent to be £120,562 p.a.x. from 29th September 2017 to 28th September 2018, rising to £160,750 p.a.x. until the rent review on 29th September 2022. The Vendor will adjust the completion monies so that the property will effectively produce £160,750 p.a.x. from completion of the sale until the expiry of the concessionary rental period.



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

**Acuitus**  
David Margolis  
+44 (0)20 7034 4862  
david.margolis@acuitus.co.uk

**Acuitus**  
George Watkins  
+44 (0)20 7034 4861  
george.watkins@acuitus.co.uk

**Associate Auctioneer:**  
Anthony Ratcliffe  
+44 (0)20 7629 4036  
ahr@ratcliffes.com



**Seller's Solicitors: Druces LLP**  
Karen Chapman  
+44 (0)20 7638 9271  
k.chapman@druces.com