Suffolk IP33 1UN

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)





Freehold Retail Investment

www.acuitus.co.uk

Suffolk IP33 1UN

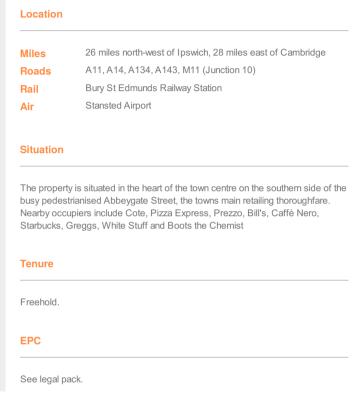
For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)



Property Information

Freehold Retail Investment · Let to Savers Health and Beauty Limited • New 5 year lease from June 2022 • Re-based rent from £53,000 pax Prominent corner town centre location • Nearby occupiers include Cote, Pizza Express, Prezzo, Bill's, Caffè Nero, Starbucks, Greggs, White Stuff and Boots Lot Auction 15th December 2022 Rent £40.000 per Annum Exclusive rising to £42,500 per annum exclusive in June 2024 Sector Status High Street Retail Available On Behalf Of a Real Estate **Auction Venue**

Live Streamed Auction



Description	
The property c second/attic flo	omprises a shop arranged on the ground, basement, first and oors.
VAT	
VAT is applicat	ole to this lot.
Completion	Period

DISCLAIME

Investment Trust

These particulars are for your convenience only. They do not form part of the auction and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Suffolk IP33 1UN





Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.
Ground Basement First Second/Attic	Retail/Ancillary Ancillary Ancillary Ancillary	194.86 44.60 121.00 26.20		SAVERS HEALTH AND BEAUTY LIMITED (2) (t/a Savers)	5 years from 17/06/2022 (3)	£40,000 (4)
Total		386.66	(4,161)			£40,000

⁽¹⁾ The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk)

⁽²⁾ Savers are one of the largest health & beauty retailers in the world with over 500 stores throughout England, Scotland, Wales and Northern Ireland (www.savers.co.uk). For the year ending 31st December 2022, Savers Health and Beauty Limited reported a turnover of £567,199,000, a pre-tax profit of £40,352,000 and shareholder funds of £127,702,000. (www.northrow.com 17/11/2022)

⁽³⁾ The lease is subject to a tenant only option to determine on 17/06/2025. If the tenant exercises their break option, a rent penalty of £10,625 + VAT is paid to the landlord. If the tenant does not exercise their break option then the tenant will benefit from a rent free period from 17/06/2025 - 16/09/2025

⁽⁴⁾ The rent is subject to a fixed rental increase to £42,500 per annum from 17/06/2024

Suffolk IP33 1UN

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)





Suffolk IP33 1UN

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)





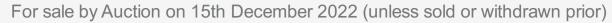
Suffolk IP33 1UN

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)





Suffolk IP33 1UN







Suffolk IP33 1UN

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)



Contacts

Acuitus

David Margolis +44 (0)20 7034 4862 +44 (0)7930 484 440 david.margolis@acuitus.co.uk

Edward Martin +44 (0)20 7034 4854 +44 (0)7478 673 535 edward.martin@acuitus.co.uk

Seller's Solicitors

Gateley Legal
Park View House, 58 The Ropewalk
Nottingham
NG1 5DW

Daniella Sirovica
0115 983 8247
daniella.sirovica@gateleylegal.com

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited. September 2020