

8, 8A & 9 Church Street, Peterborough Cambridgeshire PE1 1XB

lot 39

Freehold Retail/Office Investment

- Tenants include Ladbrokes Betting & Gaming Ltd
- Minimum fixed rental increases in 2012 and 2013

- Prominent position on prime pedestrianised retail thoroughfare
- Nearby occupiers include Prezzo, Pizza Express, H & M, Barclays and Yorkshire Bank
- Six Week Completion Period Available

Rent
£58,750
per annum
exclusive
rising to a
minimum of
£62,750
pax in 2013



On behalf of Rowan
Asset Management



Location

Miles: 41 miles east of Leicester
41 miles north-east of Northampton
81 miles north of London
Roads: A15, A139, A47, A1(M) Junction 17
Rail: Peterborough Railway Station
Air: Birmingham International Airport, Luton Airport

Situation

The property is situated in a prominent city centre location on the western side of Church Street, one of Peterborough's prime pedestrianised retail thoroughfares.

The property lies opposite Cathedral Square which houses St John's Church and the Guildhall with other nearby occupiers including Prezzo, Pizza Express, H & M, Barclays and Yorkshire Bank.

Description

The property comprises two ground floor retail units with self-contained office accommodation on the first floor.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
8	Ground	Retail	107.67 sq m (1,159 sq ft)	LADBROKES BETTING & GAMING LTD (1)	15 years from 25/03/2006 (2)	£24,750	25/03/2016
9	Ground	Retail	99.41 sq m (1,070 sq ft)	INDIVIDUAL (t/a Fitzjohn Estate Agent) (3)	10 years from 23/07/2009 (4)	£22,000	23/07/2012 and 23/07/2013 (5)
8A	First	Office	88.07 sq m (948 sq ft)	INTERACTION RECRUITMENT LIMITED (6)	10 years from 11/11/2008 (7)	£12,000	11/11/2013
Totals			295.15 sq m (3,177 sq ft)			£58,750	

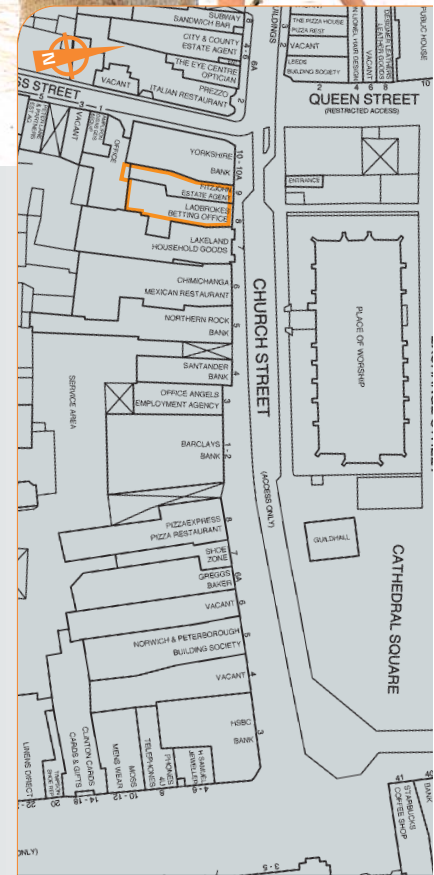
(1) For the year ending 31st December 2009, Ladbrokes Betting & Gaming Limited reported a turnover of £790,369,000, pre-tax profits of £238,011,000 and a total net worth of £694,338,000. (Source: www.riskdisk.com 06/09/2011) (2) There is a tenant only option to determine the lease on the 24th March 2016, subject to 6 months' written notice. (3) Fitzjohn is the premier independent estate agent for Peterborough and the surrounding area (Source: www.fitzjohningle.co.uk, 06/09/2011) (4) There is a tenant only option to determine the lease on the fifth anniversary of the term subject to 6 months' written notice. (5) Under the terms of the lease, the rent is to increase by £2,000 at each review. The rent for Unit 9 will therefore be £24,000 from 23rd July 2012 and £26,000 from 23rd July 2013. (6) For the year ending 31st December 2010, Interaction Recruitment plc reported a turnover of £21,819,798, pre-tax profits of £412,212 and a total net worth of £7,998,476. (Source: www.riskdisk.com 06/09/2011) (7) There is a tenant only option to determine the lease on the 10th November 2015, subject to 6 months' written notice.

For further details please contact:

Jo Cordrey
Tel: +44 (0)20 7034 4854.
Email: jo.cordrey@acuitus.co.uk
Gwen Thomas
Tel: +44 (0)20 7034 4857.
Email: gwen.thomas@acuitus.co.uk
www.acuitus.co.uk

Solicitors:

Dixon Law Solicitors
The Round Foundry, 8 Saw Mill Yard,
Holbeck Village, Holbeck, Leeds LS11 5WH.
Tel: +44 (0)113 204 2470.
Email: dixon@dixonlaw.co.uk/briggs@dixonlaw.co.uk
Ref: Colin Dixon/Jolene Briggs.



Extract reproduced from the 1998 Edition of the Goad Plan
Licence No. PU0007316 from Experian Goad, Hatfield, Herts.
For identification purposes only - please see documentation.