

## lot 26

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

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

## 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, Nando's, Barclays and Yorkshire Bank
- Six Week Completion Period Available



On behalf of  
**S Skinner, M Dorins  
and A Vaughan as  
Joint LPA Receivers**

**Edward  
Symmons**

## Location

Miles: 41 miles east of Leicester  
41 miles north-east of Northampton  
81 miles north of London  
Roads: A15, A1139, A47, A1(M) Junction 17  
Rail: Peterborough Railway Station  
Air: Birmingham International Airport, Luton Airport

## Situation

The property is prominently situated in a 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, accessed via Church Street.

## Tenure

Freehold.

## VAT

VAT is not applicable to this lot.

## Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The LPA Receivers are not bound to accept the highest or any offer and are acting without personal liability.

## 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)	<b>LADBROKES BETTING &amp; GAMING LTD (1)</b>	15 years from 25/03/2006 (2)	£24,750	25/03/2016
9	Ground	Retail	99.41 sq m (1,070 sq ft)	<b>INDIVIDUAL (t/a Fitzjohn Estate Agent) (3)</b>	10 years from 23/07/2009 (4)	£22,000	23/07/2012, 23/07/2013 and 23/07/2014 (5)
8A	First	Office	88.07 sq m (948 sq ft)	<b>INTERACTION RECRUITMENT LIMITED (6)</b>	10 years from 11/11/2008 (7)	£12,000	11/11/2013
<b>Totals</b>			<b>295.15 sq m (3,177 sq ft)</b>			<b>£58,750</b>	

(1) For the year ending 31st December 2010, Ladbrokes Betting & Gaming Limited reported a turnover of £683,635,000, pre-tax profits of £67,274,000 and a total net worth of £774,890,000. (Source: www.riskdisk.com 28/02/2012) (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 28/02/2012) (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 the next two reviews. The rent for Unit 9 will therefore be £24,000 from 23rd July 2012 and £26,000 from 23rd July 2013. Additionally there is an upwards only rent review to market value on 23rd July 2014. (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 28/02/2012) (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:

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