

lot 18

Rent
£100,000
per annum
exclusive

29 Long Causeway Peterborough PE1 1YJ

Freehold Retail Investment

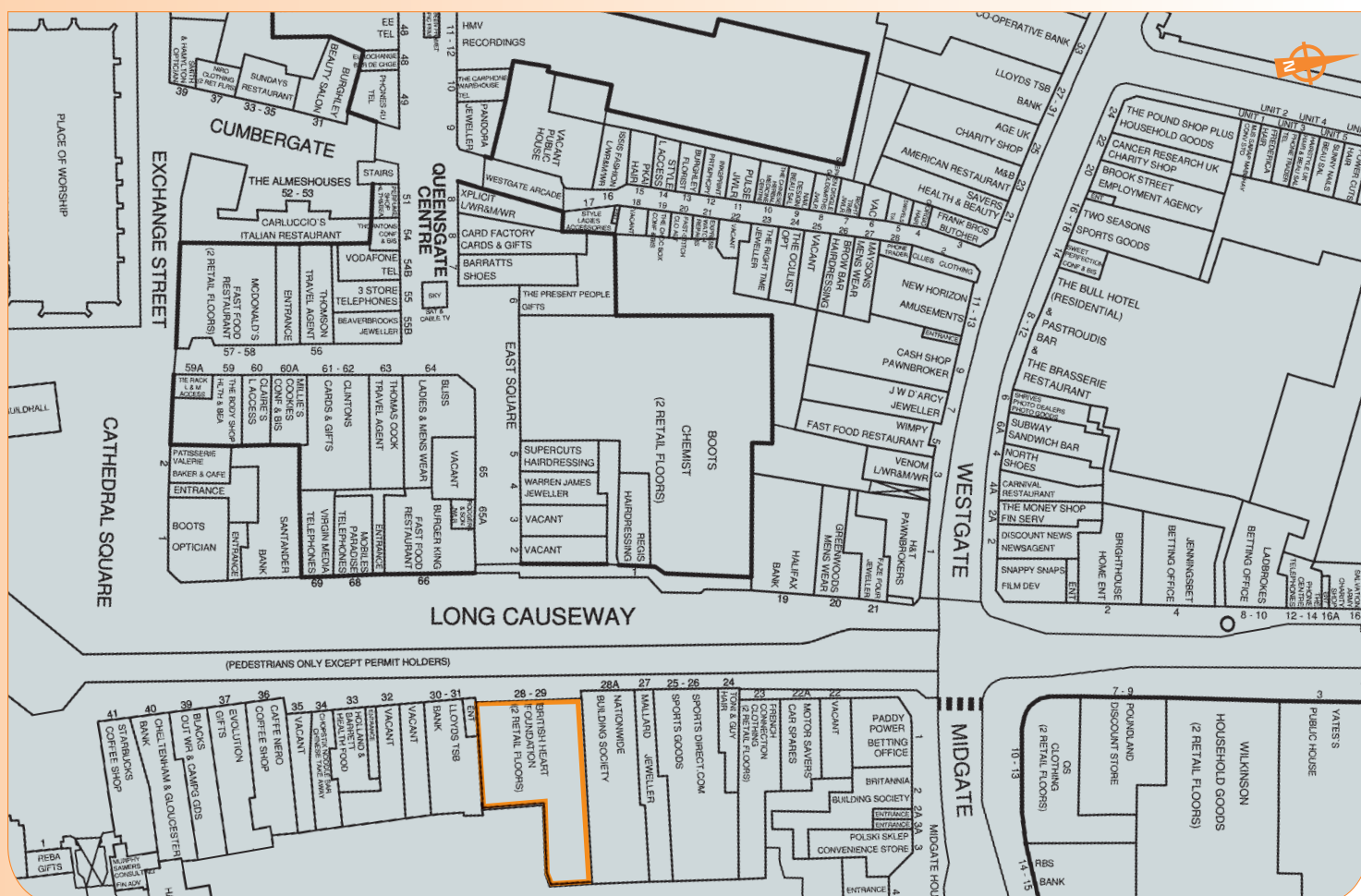
- Let to British Heart Foundation
- Prime Pedestrianised City Centre Location
- Immediately opposite the entrance to the major 90 units Queensgate Shopping Centre
- Neighbouring occupiers include Caffé Nero, Starbucks, Nationwide, French Connection and Boots Optician
- Six Week Completion



On Behalf of R S
Morgan and R J
Goode acting as
Joint LPA Receivers



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Location

Miles: 37 miles north of Cambridge
42 miles east of Leicester

Roads: A1 (M), A15, A16, A47

Rail: Peterborough Rail Station

Air: Stansted Airport, Luton Airport

Situation

The property is situated in prime position directly opposite an entrance to the major 90 unit Queensgate Shopping Centre and approximately 100 metres from the entrance to Peterborough Cathedral. Neighbouring occupiers include Caffè Nero, Starbucks, Nationwide, French Connection and Boots Optician.

Description

The property comprises retail and ancillary accommodation on both the ground floor and first floor and ancillary accommodation on the second floor.

Tenure

Freehold.

VAT

VAT is 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 information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting as agents in respect of this sale without personal liability.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	(Reversion)
Ground	Retail and ancillary	510.50 sq m (5,495 sq ft)	BRITISH HEART FOUNDATION (1)	5 years from 01/07/2013 (2) on a full repairing and insuring lease (3) (4)	£100,000	(30/06/2018)
First	Retail	428.56 sq m (4,613 sq ft)				
First	Ancillary	33.07 sq m (356 sq ft)				
Second	Ancillary	372.63 sq m (4,011 sq ft)				
Totals		1,344.76 sq m (14,475 sq ft)				

(1) British Heart Foundation is a leading UK registered charity established in 1961 that currently operate some 700 retail outlets nationwide.

For more information see www.bhf.org.uk.

(2) The lease provides for a mutual option to determine the lease on 30/06/2016.

(3) The lease is subject to a schedule of condition.

(4) The lease is outside the security of tenure provisions of the Landlord and Tenant Act 1954.

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