

Units 5 & 6 The Chauntry, High Street Haverhill, Suffolk CB9 8AA

lot 28

Virtual Freehold Retail Investment

- Let to Poundland Limited until 2027 (subject to option)
- Prime Town Centre location
- No VAT payable
- Nearby occupiers include Boots, Holland & Barrett, Costa, WH Smith, Specsavers and HSBC

Rent
£70,000
per annum
exclusive



Location

Miles: 17 miles south-east of Cambridge
18 miles south-west of Bury St Edmunds
52 miles north-east of Central London
Roads: A1307, A1017, M11 (Junction 9)
Air: Stansted Airport

Situation

The property is located in the prosperous market town of Haverhill on the south side of the High Street adjoining Market Hill. Neighbouring occupiers include Boots, Holland & Barrett, Costa, WH Smith, Specsavers and HSBC.

Description

The property comprises ground floor retail and ancillary accommodation with further ancillary accommodation on the first floor. The property benefits from a shared service yard to the rear. The tenant also occupies the adjacent retail unit on a co-terminous lease which does not form part of the property being offered for sale.

Tenure

Virtual Freehold – Held for a term of 999 years from 1986 at a peppercorn rent.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	223.52 sq m (2,406 sq ft)	POUNDLAND LIMITED (1)	15 years from 09/07/2012 until 2027 on a full repairing and insuring lease (2)	£70,000	09/07/2017
First	Ancillary	153.57 sq m (1,653 sq ft)				
Totals		377.09 sq m (4,059 sq ft)			£70,000	

(1) For the year ending 31/03/2013, Poundland Limited reported a turnover of £880,491,000, pre-tax profits of £34,313,000 and a total net worth of £19,042,000. (Source: www.riskdisk.com 22/04/2014)

(2) The lease provides for a tenant option to determine on 9th July 2022.

For further details please contact:

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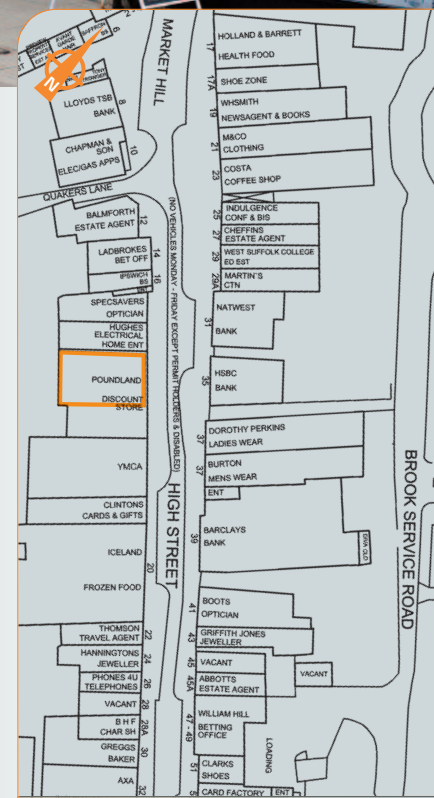
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