

lot 36

47-51 High Street St Neots, Cambridgeshire PE19 1BN

Rent
£165,000
per annum
exclusive

Freehold Retail Investment

- Entirely let to Marks and Spencer plc on a 10 year lease until 2022 (subject to option)
- Prominent High Street position in affluent market town
- Approximately 1,071 sq m (11,535 sq ft) with on-site customer parking
- Nearby occupiers include Beales Department Store, NatWest, Boots and Barclays Bank



lot 36

Rent
£165,000
per annum
exclusive

Copyright and confidentiality Experian, 2013. © Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

Location

Miles: 14 miles north of Bedford
18 miles east of Cambridge
26 miles south of Peterborough
Roads: B1428, A428, A1(M) (J14), M1 (J14)
Rail: St Neots Railway Station
Air: London Stansted Airport

Situation

The property is situated within St Neots town centre on the northern side of the High Street close to its junction with Huntingdon Street. Located within the town's principal shopping thoroughfare, the main car park for the town is located directly to the rear with other nearby occupiers including Beales Department Store, NatWest, Boots and Barclays Bank.

Description

The property comprises ground floor retail unit with ancillary accommodation and further ancillary accommodation on the first floor. In addition there is a self-contained residential flat on the first floor. The property benefits from pedestrian access to the rear along with rear loading and customer parking areas.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail/Ancillary	698.51 sq m (7,519 sq ft)	MARKS AND SPENCER PLC (1)	10 years from 25/12/2012 on a full repairing and insuring lease (2)	£165,000	24/12/2017
First	Ancillary	373.09 sq m (4,016 sq ft)				
	Residential (3)	Not Measured				
Totals		1,071 sq m (11,535 sq ft)			£165,000	

(1) For the year ending 29/03/2014, Marks and Spencer Plc reported a turnover of £10,309,700,000, pre-tax profits of £580,400,000 and a total net worth of £4,383,400,000. (Source: www.riskdisk.com 11/11/2014).

(2) The lease provides an option to determine on the fifth anniversary of the term subject to six months' written notice.

(3) The residential flat has been sublet.

For further details please contact:

Gwen Thomas
Tel: +44 (0)20 7034 4857.
Email: gwen.thomas@acuitus.co.uk

Henry Wilkinson
Tel: +44 (0)20 7034 4861.
Email: henry.wilkinson@acuitus.co.uk
www.acuitus.co.uk

Associate Auctioneers:

Ereira Mendoza
47B Welbeck Street,
London W1G 9XA.
Tel: +44 (0)207 486 7090.
Email: daniel@ereiramendoza.co.uk
Ref: Daniel Mendoza.

**Solicitors:**

Solomon Taylor & Shaw
3 Coach House Yard, Hampstead High Street,
London NW3 1QF.
Tel: +44 (0)20 7431 1912
Email: ari@solts.co.uk
Ref: Ari Bloom.