

8o High Street Newmarket, Suffolk CB8 8JX

lot 16

Prime Freehold Retail Investment

- Let to WH Smith Retail Holdings Limited until November 2021 (no breaks)
- Prime location close to The Guineas Shopping Centre and close to Boots the Chemist and Tesco Express
- Affluent Suffolk market town
- VAT-Free Investment

Rent
£90,000
per annum
exclusive



Location

Miles: 13 miles east of Cambridge
Roads: A11, A14, M1
Rail: Newmarket Railway Station
Air: Stansted Airport

Situation

Newmarket is an affluent Suffolk market town located 13 miles east of Cambridge. The property is situated in a prime trading position on the northern side of the High Street, Newmarket's main retailing thoroughfare and a few doors from the Guineas Shopping Centre. Nearby occupiers include Marks & Spencer, Boots the Chemist, Argos, Tesco Express, Barclays Bank and HSBC.

Description

The property comprises ground floor sales accommodation with ancillary accommodation located on the first floor.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x. Review
Ground	Sales/Ancillary	216.18 sq m (2,327 sq ft)	WH SMITH RETAIL HOLDINGS LIMITED (i)	15 years from 06/11/2006 until 2021 on a full repairing and insuring lease	£90,000 06/11/2016
First	Ancillary	136.75 sq m (1,472 sq ft)			
Totals		352.94 sq m (3,799 sq ft)			£90,000

(i) For the year ending 31/08/2013, WH Smith Retail Holdings Limited reported a turnover of £169,180,000, pre-tax profits of £140,968,000 and a total net worth of £466,409,000. (Source: www.riskdisk.com 15/01/2015)

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