

## lot 8

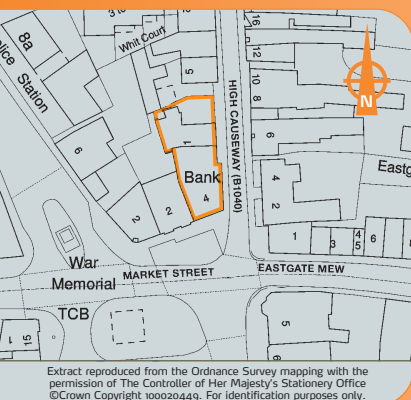
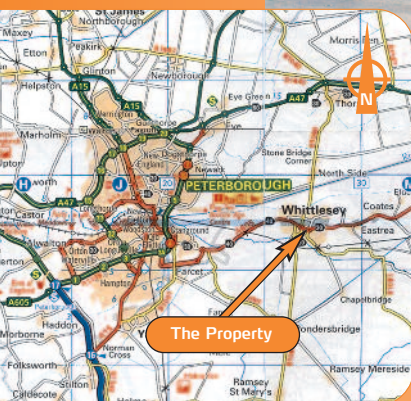
## 4 Market Place and 1-3A High Causeway Whittlesey, Peterborough, Cambridgeshire PE7 1AF

Rent  
**£25,750**  
per annum  
exclusive

### Freehold Bank and Retail Investment

- Majority let to Barclays Bank plc until 2027 (subject to option)
- Prominent and attractive town centre location fronting Market Place and pedestrianised High Causeway

- Nearby occupiers include NatWest Bank, Nationwide and Norwich & Peterborough Building Society
- Six Week Completion



### Location

**Miles:** 5 miles east of Peterborough  
27 miles north of Cambridge  
**Roads:** A1, A47, A605  
**Rail:** Whittlesey Railway Station  
**Air:** London Stansted Airport

### Situation

The property is situated in a prominent corner location in the town centre on the north side of Market Place fronting pedestrianised High Causeway and Market Street. Nearby occupiers include NatWest Bank, Nationwide and Norwich & Peterborough Building Society.

### Description

The property comprises a ground floor banking hall with ancillary accommodation on the first floor and a self-contained retail unit comprising retail accommodation on the ground floor and ancillary accommodation on the first floor.

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Viewings

There will be a single **block viewing** for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Will Moore.

Telephone: +44 (0)20 7034 4858.

### Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
4 Market Place & 1-3A High Causeway	Ground	Banking Hall/ Ancillary	155.98 sq m	(1,679 sq ft)	<b>BARCLAYS BANK PLC (1)</b>	20 years from 12/01/2007 (2)	£18,500	29/09/2018 29/09/2023 (28/09/2027)
	First	Ancillary	54.63 sq m	(588 sq ft)				
1 High Causeway	Ground	Retail	33.63 sq m	(362 sq ft)	<b>TLC RUS LTD</b>	5 years from 01/08/2010	£7,250	25/12/2016 (31/07/2015)
	First	Ancillary	33.07 sq m	(356 sq ft)				
<b>Totals</b>			<b>277.31 sq m (2,985 sq ft)</b>				<b>£25,750</b>	

(1) For the year ending 31/12/2013, Barclays Bank plc reported pre-tax profits of £2,885,000,000 and a total net worth of £53,264,000,000. (Source: www.riskdisk.com 26/02/2015).

(2) The lease provides for a tenant option to determine at the end of the 15th year and the lease is a full repairing and insuring lease subject to a Schedule of Condition.

### For further details please contact:

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**Will Moore**  
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**www.acutis.co.uk**

### Associate Auctioneers:

**Brown & Co**  
8 Angel Hill,  
Bury St Edmunds, Suffolk IP33 1UZ.  
Tel: +44 (0)1284 731 450.  
Email: robert.fairey@brown-co.com  
Ref: Robert Fairey.

### Buyer's Legal Report Service

**Dentons UK MEA LLP**  
Contact: Greg Rigby.  
Tel: +44 (0)207 320 3968.  
Email: greg.rigby@dentons.com  
See: **www.acutis.co.uk** for further details

### Seller's Solicitors:

**Mills and Reeve LLP**  
Botanic House, 100 Hills Road,  
Cambridge CB2 1PH.  
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Email: nichola.ross@mills-reeve.com  
Ref: Nichola Ross.