

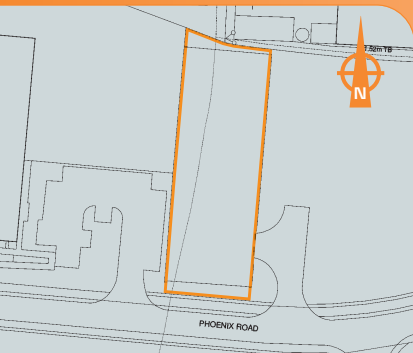
lot 77

Stagecoach Bus & Car Park, Haverhill Business Park
Haverhill, Suffolk CB9 7AE

Rent
£31,300
per annum
exclusive

Freehold Bus/Car Park Investment with Potential

- Entirely let to Cambus Limited t/a Stagecoach until August 2022
- Located on the established Haverhill Business Park
- Future Development Potential (subject to consents)
- Approximate site area of 0.21 hectares (0.51 acres)



Location

Miles: 17 miles south-east of Cambridge
18 miles south-west of Bury St Edmunds
52 miles north-east of Central London
Roads: A143, A1307, A107, M11 (Junction 9)
Air: Stansted Airport

Situation

The property is situated to the south of Haverhill town centre within the established Haverhill Business Park on the northern side of Phoenix Road, just off the A107. Nearby occupiers include Days Inn, Harvester, Buildbase and Culina Logistics.

Description

The property comprises a rectangular shaped fully concrete surfaced yard of approximately 0.21 hectares (0.51 acres) benefiting from security fencing and lighting and currently operating as a bus park with ancillary car parking.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Site Area (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Bus Park/ Car Parking	0.21 Hectares (0.51 Acres)	CAMBUS LIMITED (t/a Stagecoach)	15 years from 30/08/2007 until 29/08/2022 on a full repairing and insuring lease	£31,300	30/08/2017
Totals		0.21 Hectares (0.51 Acres)			£31,300	

(i) Cambus Limited is a subsidiary company of Stagecoach Bus Holdings Limited. For the year ending 30th April 2014, Cambus Limited reported a turnover of £57,360,000, pre-tax profits of £9,360,000 and a total net worth of £2,515,000. (Source: www.riskdisk.com 14/09/2015)

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See: **www.acuitus.co.uk** for further details

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