

lot 25

14 Butter Market Bury St Edmunds, Suffolk IP33 1DB

Rent
£24,500
per annum
exclusive (1)

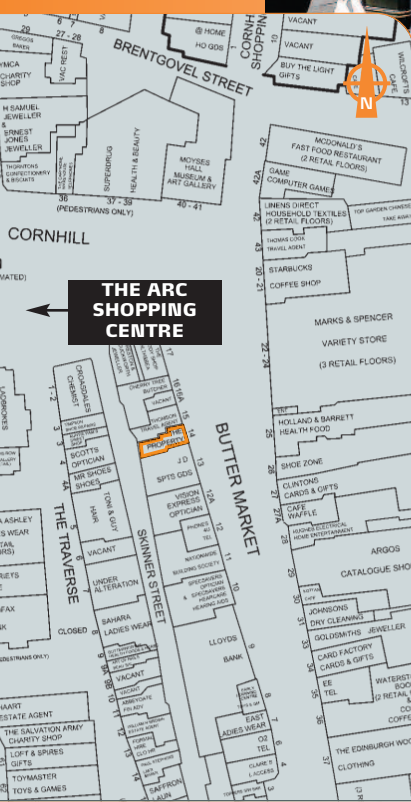
Freehold Retail Investment

- To be let to Artico Holdings Limited (t/a Artico) on a new 10 year lease (1)
- Affluent and historic market town
- Grade II Listed

- Excellent location opposite Marks & Spencer and close to the Arc Shopping Centre
- Other nearby occupiers include Debenhams, Topshop/Topman, Next, H&M, Boots the Chemist, WH Smith, Waterstones and Carluccio's



On behalf of
Receivers



Location

Miles: 26 miles north-west of Ipswich
28 miles east of Cambridge
Roads: A11, A14, A134, A143, M11 (Junction 10)
Rail: Bury St Edmunds Railway Station
Air: Stansted Airport

Situation

Bury St Edmunds is an affluent and historic market town situated off the A14, which provides access to Cambridge to the west and Ipswich to the south-east. The property is prominently situated in the heart of the town centre on the west side of Butter Market close to its junction with Cornhill and the market square. The Arc Shopping Centre is located close by, housing retailers including Debenhams, Topshop/Topman, Next, H&M and Carluccio's. Other nearby occupiers include Marks & Spencer, Holland & Barrett, Argos, Waterstones, Superdrug and Starbucks.

Description

The property comprises a ground floor retail unit with ancillary accommodation on the first and second floors. The property benefits from rear access via Skinner Street.

Tenure

Freehold.

VAT

Please see Special Conditions of Sale.

Six Week Completion

Note

This property is being marketed for sale on behalf of Fixed Charge Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Fixed Charge Receivers to the best of their knowledge, but the purchaser must rely solely upon their own enquiries. The Fixed Charge Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail/Ancillary	41.76 sq m (450 sq ft)	ARTICO HOLDINGS LIMITED (t/a Artico)	10 years from 01/10/2015 until 31/09/2025 on a full repairing and insuring lease (1)	£24,500	01/10/2020
First	Ancillary	30.24 sq m (326 sq ft)				
Second	Ancillary	18.62 sq m (200 sq ft)				
Totals		90.62 sq m (976 sq ft)			£24,500	

(1) Heads of Terms have been agreed for a 10 year lease from 1st October 2015 to Artico Holdings Limited at a commencing rent of £24,500 p.a.x. The lease is to provide for a tenant option to determine on 1st October 2020. The seller will be holding a six month rent deposit in the sum of £12,250. Artico trade from other shops in Bishops Stortford and Newmarket and sell jewellery and gifts.

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Buyer's Legal Report Service

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

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