

lot 2

24 High Street
Haverhill, Suffolk CB9 8AR

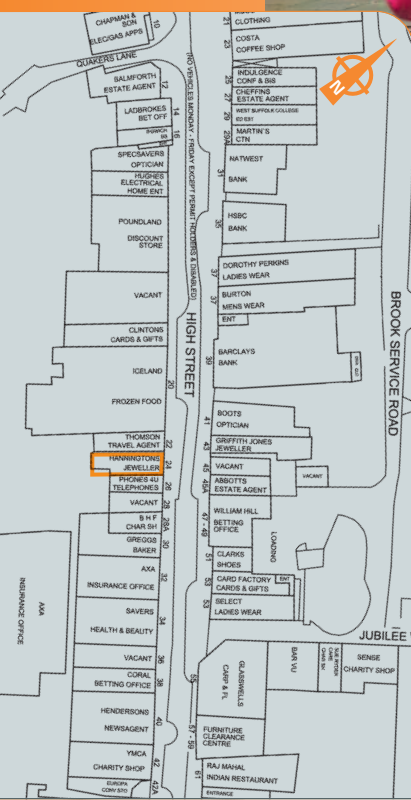
Rent
£26,000
per annum
exclusive

Freehold Retail Investment

- Prime town centre location
- Entirely let to an Individual (t/a Hanningtons Jewellers)
- Nearby occupiers include Iceland, Clintons, Greggs, William Hill and Barclays



On behalf of
Fixed Joint Charge
Receivers



Location

Miles: 18 miles south-west of Bury St Edmunds
20 miles south-east of Cambridge
29 miles north-west of Colchester
Roads: A143, A1307, A1017
Air: Stansted Airport

Situation

The property is situated in the popular market town of Haverhill, on the southern side of the pedestrianised High Street. The property is located in the town's prime retailing pitch, with a large public car park located to the rear of the property. Other nearby occupiers include Iceland, Clintons, Greggs, William Hill and Barclays.

Description

The property comprises ground floor retail and ancillary accommodation with further ancillary accommodation on the first floor

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Note

This property is being marketed for sale on behalf of Joint Law of Property Act 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 Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Please note that 22 High Street, Haverhill is being offered as Lot 68 in this catalogue.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail/Ancillary	74.0 sq m (797 sq ft)	INDIVIDUALS (t/a Hanningtons Jewellers)	10 years from 08/04/2011 on a full repairing and insuring lease	£26,000	08/04/2016 (i)
First	Ancillary	40.2 sq m (434 sq ft)				
Totals		114.2 sq m (1,231 sq ft)			£26,000	

(i) The lease provides an option to determine on in April 2016, subject to 6 months' notice. This option was not exercised by the tenant and the notice period has now passed.

For further details please contact:

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

Georgina Roberts
Tel: +44 (0)20 7034 4863.
Email: georgina.roberts@acuitus.co.uk
www.acuitus.co.uk

Buyer's Legal Report Service

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

Seller's Solicitors:

Eversheds
1 Wood Street, London EC2V 7WS.
Tel: +44 (0)161 831 8717.
Email: jaynespeers@eversheds.com
Ref: Jayne Speers.