

lot 68

22 High Street
Haverhill, Suffolk CB9 8AR

Rent
£25,000
per annum
exclusive (2)

Freehold Retail Investment

- Entirely let to TUI UK Retail Limited (t/a Thomson Travel) on a new 5 year lease
- Prime town centre location

- 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 24 High Street, Haverhill is being offered as Lot 2 in this catalogue.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail/Ancillary	109.2 sq m (1,175 sq ft)	TUI UK RETAIL LIMITED (t/a Thomson Travel) (1)	5 years from 16/11/2015 on a full repairing and insuring lease (2)	£25,000	24/12/2019
First	Ancillary	34.5 sq m (372 sq ft)				
Totals		143.7 sq m (1,547 sq ft)			£25,000	

- (1) Lunn Poly Limited are a subsidiary of TUI AG. TUI Travel PLC has now merged with TUI AG to become TUI Group. TUI Group is the world's number one tourism business with 1,800 travel agencies, six airlines, over 300 hotels and 13 cruise liners. In 2013/14 financial year the TUI Group recorded a turnover of €18.7 bn and an operating result of €86gm. (Source: www.tuigroup.com 11/11/2015)
- (2) The lease provides an option to determine on 16th November 2018.

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
70 Great Bridgewater Street, Manchester M1 5ES.
Tel: +44 (0)161 831 8717.
Email: jaynespeers@eversheds.com
Ref: Jayne Speers.