

## lot 16

52-54 Market Street  
Ely, Cambridgeshire CB7 4LS

Rent  
£65,257 per  
annum (with  
Vacant Office  
Unit)

Freehold Retail Parade and Office  
Investment

- Let to tenants including William Hill Organization Limited and South Staffordshire & Shropshire NHS Foundation Trust
- Approximately 5,715 sq ft

- Retailers in Ely include Waitrose, Prezzo, Pizza Express, Caffè Nero and Fat Face
- Short walk from Ely Cathedral - a popular tourist attraction
- Attractive and affluent Cathedral City



## Location

Miles: 14 miles north-east of Cambridge  
28 miles south of King's Lynn  
Roads: A10, A142  
Rail: Ely Railway Station  
Air: London Stansted Airport

## Situation

Ely is an attractive City which is dominated by the large Norman Cathedral that is a popular tourist attraction. The property is located on the northern side of Market Street, opposite Chequer Lane, only a short walk from the Cathedral. Nearby occupiers include Waitrose, Boots the Chemist, Wilko, Sports Direct, Savers Health & Beauty, Fat Face, Mountain Warehouse, Costa, New Look and Prezzo.

## Description

The property comprises three ground floor shops with separately accessed office accommodation at part ground and first floors, with access from Market Street. The shop trading as a Costcutter has a Post Office within the unit.

## Tenure

Freehold.

## VAT

VAT is applicable to this lot.

## Six Week Completion

## Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews/ (Reversion)
1	Ground	Retail/ Ancillary	11.80 sq m	(127 sq ft)	<b>I-VAPO LIMITED</b> t/a <b>Phoenix Electronic Cigarettes (1)</b>	6 years from 04/12/2015 (2)	£6,000	(03/12/2021)
2	Ground	Retail/ Ancillary	211.17 sq m	(2,273 sq ft)	<b>INDIVIDUAL</b> t/a <b>Costcutter (3)</b>	15 years from 06/02/2015 (4)	£27,000	06/02/2020 and 06/02/2025 (05/02/2030)
3	Ground	Retail/ Ancillary	68.10 sq m	(733 sq ft)	<b>WILLIAM HILL ORGANIZATION LIMITED (5)</b>	6 years from 10/05/2016	£17,500	(09/05/2022)
Rear Offices	Ground/ First	Offices/ Ancillary	166.20 sq m	(1,789 sq ft)	<b>SOUTH STAFFORDSHIRE AND SHROPSHIRE HEALTHCARE NHS FOUNDATION TRUST</b> t/a <b>NHS Market Street Health Group</b>	5 years from 01/04/2016 (6)	£14,757	01/04/2019 (31/03/2021)
Front Offices	First	Offices/ Ancillary	73.67 sq m	(793 sq ft)	<b>VACANT</b>			
<b>Totals</b>			<b>530.94 sq m</b>	<b>(5,715 sq ft)</b>			<b>£65,257</b>	

- (1) Phoenix Electronic Cigarettes trade from around 28 other shops in the UK (Source: www.phoenixliquids.co.uk 13/09/2016).
- (2) The lease provides an option to determine on 4th December 2018.
- (3) Costcutter is part of Costcutter Supermarkets Group which is a predominantly franchise business with over 2,500 convenience stores, trading under Costcutter, Mace, kwiksave and Supershop, throughout the UK and Republic of Ireland. (Source: www.costcutter.co.uk 16/09/2016)
- (4) The lease provides for a tenant option to determine on 6th February 2018 and 6th February 2023.
- (5) William Hill employ around 16,000 staff with 2,371 betting offices in the UK. For the year ending 29th December 2015, William Hill Organization Limited reported a turnover of £873,900,000, pre-tax profits of £246,400,000 and a total net worth of £625,000,000 (Sources: www.williamhillplc.com and Experian Group 12/09/2016).
- (6) The lease is due to complete imminently and provides an option to determine on the 3rd anniversary of the term.

## 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 LLP**  
1 Callaghan Square, Cardiff CF10 5BT  
Tel: +44 (0)292 047 7887.  
Email: DavidFarmer@eversheds.com  
Ref: David Farmer

