

## lot 33

Rent  
£90,000 per  
annum  
exclusive

### 15-17 High Street Ely, Cambridgeshire CB7 4LQ

#### Freehold Retail/Restaurant Investment

- Let to Tasty Plc
- Lease expires February 2037 (No breaks)
- New lease from February 2012
- Nearby occupiers include Waitrose, Prezzo, Pizza Express, Caffè Nero and Fat Face

- Short walk from Ely Cathedral - a popular tourist attraction
- Attractive and affluent Cathedral City
- VAT-free investment





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Cinema Room

**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 High Street, near to its junction with the pedestrianised 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 a large ground floor restaurant with a cinema room and ancillary accommodation at first floor. The property was comprehensively refurbished in 2011.

**Tenure**

Freehold.

**VAT**

VAT is not applicable to this lot.

**Six Week Completion****Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)		Tenant.	Term	Rent p.a.x.	Review
Ground	Restaurant/Ancillary	360.28 sq m	(3,878 sq ft)	<b>TASTY PLC (1)</b> <b>t/a Wildwood</b>	25 years from 13/02/2012 until 12/02/2037 on a full repairing and insuring lease	£90,000	13/02/2017 and five yearly thereafter
First	Cinema Room/Ancillary	110.09 sq m	(1,185 sq ft)				
<b>Totals</b>		<b>470.37 sq m</b>	<b>(5,063 sq ft)</b>			<b>£90,000</b>	

(1) Tasty Plc are a UK restaurant operator currently trading from 53 restaurants (over 40 as Wildwood) with plans for continued expansion. Other Wildwood restaurants include Cambridge, Canary Wharf, Covent Garden, Chichester, Cheam and Kingston. The principal shareholding directors of Tasty Plc include the founders of the restaurant chain Ask Italian. For the year ending 27th December 2015, Tasty Plc reported a turnover of £35,794,000, pre-tax profits of £3,067,000 and a total net worth of £21,814,000 (Sources: www.wildwoodrestaurants.co.uk and Experian Group 09/09/2016).

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