

4 Market Place & 1-3A High Causeway, Whittlesey Peterborough, Cambridgeshire PE7 1AF

lot 47

Freehold Bank/Retail Investment

- Majority let to Barclays Bank plc on a new 20 year lease until 2027 (subject to option)
- Nearby occupiers include NatWest Bank, Nationwide and Tote Bookmakers
- Prominent town centre location

Rent
£26,000
per annum
exclusive



On behalf of
Peter Welborn
and Nigel Nattress
– Joint LPA Receivers



Location

Miles: 5 miles east of Peterborough
27 miles north of Cambridge
Roads: A1, A47, A605
Rail: Whittlesey Rail
Air: Stansted Airport

Situation

The property occupies a prominent corner position in the town centre on the north side of Market Place. Nearby occupiers include NatWest, Nationwide and Tote Bookmakers.

Description

The property comprises a GROUND FLOOR BANKING HALL and OFFICE with ANCILLARY ACCOMMODATION on the first floor. In addition there is an adjacent SELF-CONTAINED RETAIL UNIT on part ground floor and first floor and a yard to the side.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

NB. This property is being marketed on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The LPA Receivers are not bound to accept the highest or any offer and are acting without personal liability.

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
4 Market Place & 1, 3 High Causeway	Ground	Banking/Office	155.98 sq m	BARCLAYS BANK PLC (1)	20 years from 12/01/2007 until 2027 (2)	£18,500	29/09/2013 and 5 yearly
	First	Ancillary	54.63 sq m				
3A High Causeway	Ground	Retail	33.63 sq m	W & T COST COUNTERS LIMITED	10 years from 04/10/2007	£7,500	25/12/2016 (3)
	First	Ancillary	33.07 sq m				
Totals			277.31 sq m (2,985 sq ft)			£26,000	

(1) For the year ending 31st December 2009 Barclays Bank plc reported a turnover of £31,182,000,000, pre-tax profits of £4,559,000,000 and a net worth of £47,130,000,000. (Source: riskdisk.com 10/06/2010) (2) The tenant has an option to determine the lease at the end of the 15th year and the lease is a full repairing and insuring lease subject to a Schedule of Condition. (3) As to the 2006 rent review, no notices have been served. (4) As to 3A High Causeway, the lease is subject to a tenant option to determine the lease on the expiry of the third and sixth years of the term. The tenant has served a Notice to end the lease on 4th October 2010.

For further details please contact:

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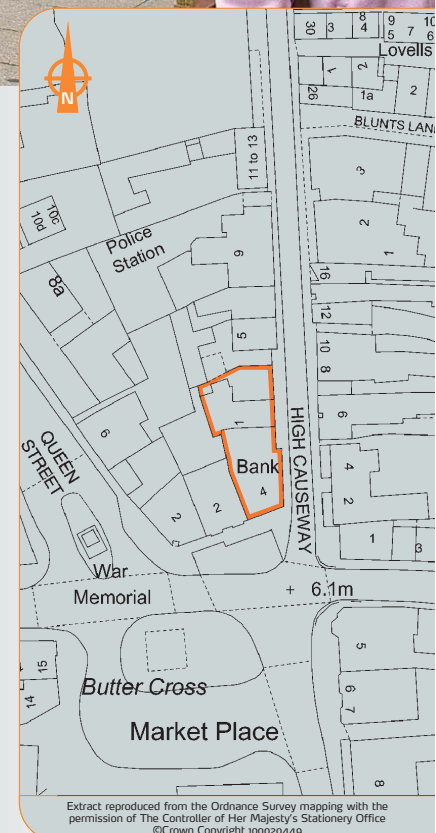
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Viewings:

There will be only **one viewing date**, interested parties must register their details with the Auctioneers and provide identification on site. Please contact Martin Szamfeber.
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Solicitors:

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