

84 High Street, Ramsey,
Huntingdon, Cambridgeshire PE26 1BS
Freehold Retail and Residential Investment

Lot 58

£5,218 per annum
exclusive



Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
84	Ground	Retail	49.70 sq m (515 sq ft)	INDIVIDUAL t/a The Sandwich Bar	3 years from 01/03/2013	£5,000	28/02/2016 (1)
84a	First	Residential and Parking	2 Bedroom	INDIVIDUAL	99 year lease from 25/03/1990 (2)	£60	(24/03/2089)
84b	Ground and First	Residential and Garage	1 Bedroom	INDIVIDUAL	99 year lease from 25/03/1990 (2)	£168	(24/03/2089)
Total Commercial Area:			47.9 sq m (515 sq ft)			£5,228	

- (1) The tenant is currently holding over and is in discussions with the landlord for a new lease. For further information please refer to the legal pack.
(2) The seller has served a notice on the residential tenants, pursuant to section 5B of the Landlord & Tenant Act 1987.

Key Details

- High Street shop with two flats above
- Located in popular market town
- Nearby occupiers include Nationwide Building Society, Barclays and McColl's

On Behalf of a Major Fund Manager

Location

Miles: 12 miles south-east of Peterborough
24 miles north-west of Cambridge
Roads: A141, A14, A1(M) (Junction 15)
Air: Luton Airport

Situation

Ramsey is a popular market town in Cambridgeshire some 10 miles north of Huntingdon. The property is situated on High Street, close to its junction with Great Whyte (B1040). Nearby occupiers include Nationwide Building Society, Barclays Bank and McColl's.

Description

The property, a Grade II listed building, comprises a ground floor retail unit. Two self-contained residential flats at rear ground and first floor and a detached single storey garage and parking area have been let on long leases.

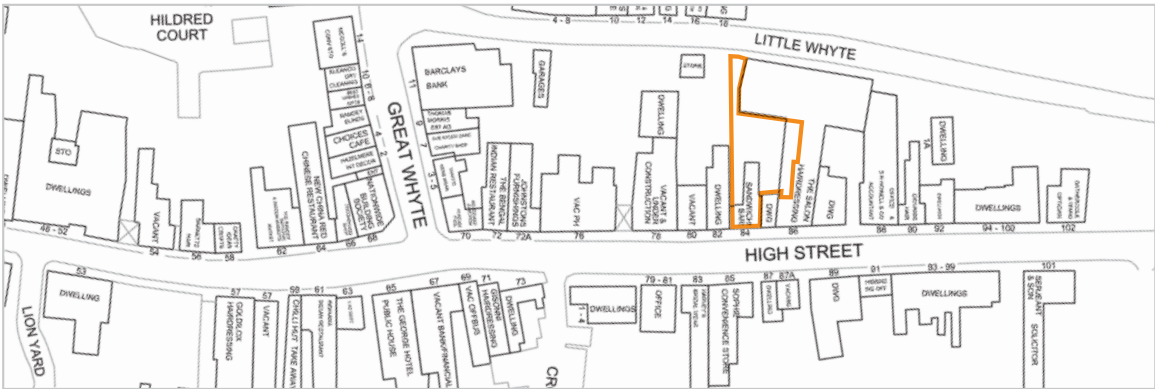
Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

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

Acuitus
Georgina Roberts
+44 (0)20 7034 4863
georgina.roberts@acuitus.co.uk

Seller's Solicitors: Eversheds Sutherland
Amy Jones
+44 (0)29 2047 7240
amyjones@eversheds-sutherland.com