

1 High Street, Haverhill, Suffolk CB9 8AA

Virtual Freehold Retail Investment

Lot 87

£68,000 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	814 sq m (8,761 sq ft)	PEACOCKS STORES LTD (1)	10 years from 14/09/2012 (2)	£68,000	13/09/2022
Total		814 sq m (8,761 sq ft)			£68,000	

(1) For the year ending 27th February 2016, Peacocks Stores Ltd reported a turnover of £369,711,000, a pre-tax profit of 67,879,000 and a net worth of 141,072,000 (Source: Experian Group 19/09/2017).

(2) The tenant has NOT exercised the 2017 tenant option to determine the lease.

Key Details

- Let to Peacocks Stores Limited
- Prominent town centre location
- Approximately 814 sq m (8,761 sq ft)
- 2017 tenant break option not exercised
- Neighbouring occupiers include Argos, Holland & Barrett, Dorothy Perkins, Topshop and Barclays

Location

Miles: 47 miles north-east of London
16 miles south-east of Cambridge
16 miles south-west of Bury St Edmunds
23 miles north-west of Colchester

Roads: M11, A14, A12
Rail: Dullingham Railway Station
Air: Stansted Airport

Situation

Haverhill, an attractive market town, lies equidistant from Cambridge to the north-west and Bury St Edmunds to the north-east and is approximately 12 miles to the east of the M11, accessible via junction 9. The property is prominently located on the east side of the busy Market Hill Road, on the junction with Swan Lane on Haverhill's main commercial pitch. Nearby occupiers include Argos, Holland & Barrett, Dorothy Perkins, Topshop and Barclays.

Description

The property comprises substantial ground floor retail accommodation that forms part of a larger building and benefits from rear access and an unglazed return frontage. The property benefits from the use of 2 car parking spaces at the rear of the property.

Tenure

Virtual Freehold. Held for a term of 999 years from completion of sale at a fixed peppercorn rent.

VAT

VAT is applicable to this lot.

Six Week Completion



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Acuitus
John Mehtab
+44 (0)20 7034 4854
john.mehtab@acuitus.co.uk

Acuitus
Billy Struth
+44 (0)20 7034 4854
billy.struth@acuitus.co.uk

Seller's Solicitors: BBS Law Limited
Daniel Berger
+44 (0)161 832 2500
daniel@bbslaw.co.uk