

Lot 16

£115,000 per annum
exclusive

20 High Street,
Haverhill, Suffolk CB9 8AR
Freehold Retail Investment



Tenancy and accommodation

Lot 16

£115,000 per annum exclusive

Key Details

- Let to Iceland Foods Limited
- Let on unbroken 15 year lease from September 2013
- Approximately 12,646 sq ft
- Prominent High Street location close to WHSmith, Costa, Burton, Boots the Chemist, Poundland and Greggs
- Town Hall Public Car Park located to the rear of the property
- VAT-free Investment

Location

Miles: 18 miles south-west of Bury St Edmunds
20 miles south-east of Cambridge
Roads: A14, A12, M11
Air: London Stansted Airport

Situation

The property is prominently situated on the south-western side of High Street, south of its junction with Jubilee Walk and north of its junction with Jubilee Walk. Nearby occupiers include WHSmith, Costa, Burton, Boots the Chemist, Poundland and branches of HSBC, Lloyds, NatWest and Barclays banks. The Town Hall Public Car Park is located a short walk away, providing car parking for over 100 cars.

Description

The property comprises a large well configured ground floor shop with ancillary accommodation on the first floor. The property benefits from car parking to the rear.

Tenure

Freehold.

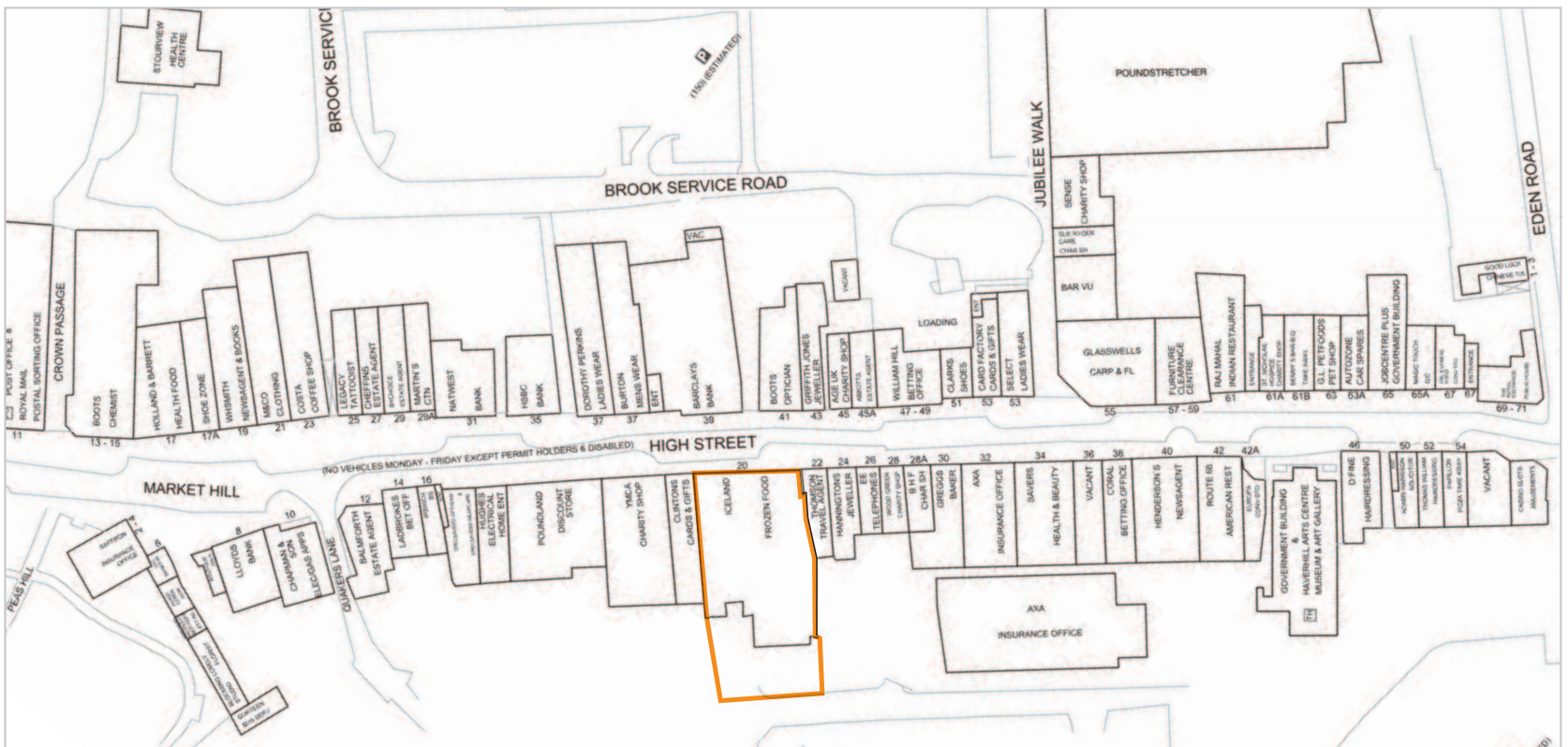
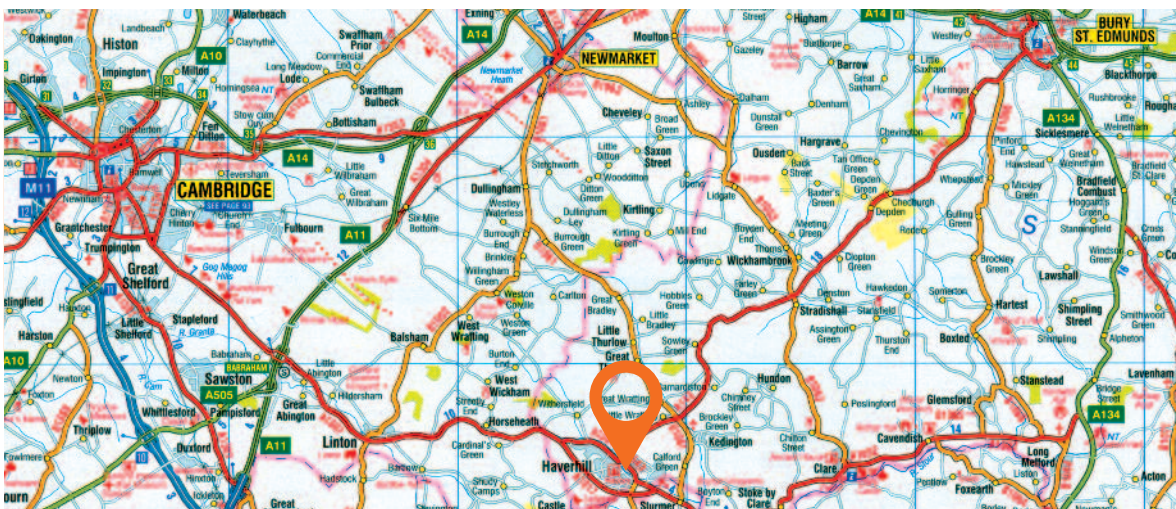
VAT

VAT is not applicable to this lot.

Six Week Completion

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail/Ancillary	675.70 sq m	(7,273 sq ft)	ICELAND FOODS LIMITED (1)	15 years from 13/09/2013 until 12/09/2028 on a full repairing and insuring lease	£115,000	13/09/2018
First	Ancillary	499.20 sq m	(5,373 sq ft)				
Total		1,174.90 sq m	(12,646 sq ft)			£115,000	

(1) For the year ending 24th March 2017, Iceland Foods Limited reported a turnover of £2,770,500,000, pre-tax profits of £67,300,000 and a total net worth of £784,100,000 (Source: Experian Group 22/02/2018).



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

Acuitus
David Margolis
+44 (0)20 7034 4862
david.margolis@acuitus.co.uk

Acuitus
George Watkins
+44 (0)20 7034 4861
george.watkins@acuitus.co.uk

Seller's Solicitors: Druces LLP
Karen Chapman
+44 (0)20 7638 9271
k.chapman@druces.com