

# Lot 51

£75,830.17 per annum  
exclusive

163-167 Mill Road,  
**Cambridge, Cambridgeshire CB1 3AN**  
Freehold Retail Convenience Store and Office Investment





# Tenancy and accommodation

**Lot 51**

£75,830.17 per annum exclusive

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	271.11 sq m (2,918 sq ft)	TESCO STORES LIMITED (1) (2)	15 years from 9/07/2007 on a full repairing and insuring lease	£75,830.17	08/07/2022
First (Rear)	Office	159.27 sq m (1,714 sq ft)				
First (Front)	Office	101.06 sq m (1,088 sq ft)				
<b>Total</b>		<b>531.44 sq m (5,720 sq ft)</b>			<b>£75,830.17</b>	

- (1) For the year ending 25th February 2017, Tesco Stores Limited reported a turnover of £40,134,000,000, pre-tax profits of £266,000,000 and a net worth of £749,000,000 (Source: Experian Group 21/8/2018).
- (2) The Tenant has sublet part of the first floor front office. The occupier of the adjoining property at 169 Mill Road has been granted an annual licence to access over the rear car park with vehicles and on foot to afford access to the rear of 169 Mill Road.

## Key Details

- Let to Tesco Stores Limited until 2022
- Includes self-contained office accommodation and rear car park
- Redevelopment potential (subject to consents)
- In same ownership since 1981
- 1 mile from the city centre
- Neighbouring occupiers include Haart Estate Agents, Londis, Co-op Food and an eclectic mix of local retailers

## On Behalf of Trustees

### Location

**Miles:** 1 mile south-east of Cambridge city centre  
54 miles north of London city centre  
**Roads:** M11, A14, A10, A11  
**Rail:** Cambridge Railway Station  
**Air:** Stansted Airport, Luton Airport

### Situation

Cambridge is a historic, attractive and affluent university city some 50 miles north-east of London. The property is prominently located on the north side of the busy Mill Road, 1 mile south-east of Cambridge city centre. Neighbouring occupiers include Haart Estate Agents, Londis, Co-op Food and an eclectic mix of local retailers.

### Description

The property comprises ground floor retail convenience store with self-contained first floor office accommodation which is accessed via a separate entrance at the front of the property. The property benefits from a large regular and level site accommodating a rear car park for approximately 12 cars and a forecourt. The site may be suitable for medium term residential redevelopment (subject to consents).

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.



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