

**Lot 34**

£47,000 per annum

68 High Street,  
**Stamford, Lincolnshire PE9 2AW**

Prime Freehold Retail Investment





## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground	Retail	58.06 sq m	(625 sq ft)	HOTEL CHOCOLAT STORES LIMITED (1)	10 years from 15/10/2018 until 14/10/2028 on a full repairing and insuring lease (2)	£47,000	15/10/2023
Lower Ground	Ancillary	9.38 sq m	(101 sq ft)				
First	Ancillary	46.54 sq m	(501 sq ft)				
Total		113.98 sq m	(1,227 sq ft)			£47,000	

(1) Hotel Chocolat trades from 113 branches in the UK. Hotel Chocolat Stores Limited is a part of Hotel Chocolat Group Plc who, for the year ending 2nd July 2017, reported a turnover of £105,240,130, pre-tax profits of £11,205,211 and a total net worth of £28,824,844 (Sources: www.hotelchocolat.com and Experian Group 08/11/2018).

(2) The lease is subject to a tenant option only option to determine on 14th October 2023. If the tenant exercises their option to determine, a rent penalty of £11,750 will be paid to the landlord.

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### Key Details

- Recently let to Hotel Chocolat Stores Limited
- New 10 year lease from October 2018 (subject to option)
- Shop comprehensively refurbished prior to the letting
- Nearby occupiers include Boots the Chemist, Joules, Space.NK, Caffè Nero, WHSmith, The White Company, White Stuff, Neal's Yard and Jack Wills
- VAT-free investment
- Prosperous and historic Lincolnshire market town

### Location

Miles: 14 miles north-west of Peterborough  
42 miles south-east of Nottingham

Roads: A1, A606

Rail: Stamford Railway Station

Air: East Midlands Airport

### Situation

Renowned for its wealth of limestone-dressed buildings, in 2013 Stamford was rated the best place to live by the Sunday Times. A prosperous and historic Lincolnshire market town, it occupies a strategic point on the Great North Road (A1), being halfway between London and York. The property is situated in one of the finest trading positions, on the southern side of the pedestrianised High Street, close to Red Lion Square. Nearby occupiers include the adjoining Boots the Chemist with Joules, Space.NK, WHSmith, The White Company, White Stuff, Neal's Yard, Jack Wills and Caffè Nero all nearby. Bath Row car park is a short walk away, providing car parking for approximately 40 cars.

### Description

The property comprises a recently comprehensively refurbished ground floor shop with ancillary accommodation on the lower ground and first floors.

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Six Week Completion

### Energy Performance Certificate

See legal pack at acuitus.co.uk.



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