

# 8/8a The Pavement, St Ives, Cambridgeshire PE27 5AD

Freehold Retail Investment

**Lot 16**

£42,000 per annum  
exclusive



## Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
8	Ground	Retail/Ancillary	57.60 sq m (620 sq ft)	BARNARDO'S (1)	5 years from 15/11/2018	£23,000	(14/11/2023)
8a	Ground First Second	Retail/Ancillary Offices/Ancillary Offices/Ancillary	38.09 sq m (410 sq ft) 45.52 sq m (490 sq ft) 40.41 sq m (435 sq ft)	COUNTRYWIDE ESTATE AGENTS (2)	10 years from 25/03/2011	£19,000	(24/03/2021)
<b>Total</b>			<b>181.62 sq m (1,955 sq ft)</b>			<b>£42,000</b>	

(1) For the year ending 31st March 2017, Barnardo's reported a total net worth of £2,153,000 (Source: Experian 18/12/2018).

(2) Countrywide is one of the leading providers in estate agency services and owns and operates over 60 brands of estate agents (Source: www.countrywide.co.uk). The tenant is not currently in occupation.

### Key Details

- Part let to Barnardo's on a new 5 year lease (renewal)
- Barnardo's in occupation for at least 15 years
- Part let to Countrywide Estate Agents (not in occupation)
- Opportunity to convert self-contained upper parts to residential (subject to lease and consents)
- Nearby occupiers include Boots the Chemist, Greggs, Costa Coffee, WHSmith, Holland & Barrett, Superdrug and Barclays, HSBC and Nationwide banks
- VAT free investment
- Affluent Cambridgeshire market town

### Location

Miles: 6 miles east of Huntingdon

14 miles north-west of Cambridge

Roads: A1 (M), A14, A141

Air: London Stansted, Heathrow and Gatwick

### Situation

St Ives is an affluent market town in Cambridgeshire, some 6 miles east of Huntingdon and 14 miles north-west of Cambridge. The property is located on the north side of The Pavement in a prominent town centre location, opposite the weekly St Ives street market on Market Hill. Other nearby occupiers including Boots the Chemist, WHSmith, Greggs, Costa Coffee, Holland & Barrett, Superdrug and HSBC, Nationwide and Barclays Bank.

### Description

The property comprises two shops, one arranged on ground floor only and the other arranged on the ground floor with self-contained offices on the first and second floors, accessed from the front. There is potential to convert the upper floors to residential, subject to the existing lease and consents.

### Tenure

Freehold.

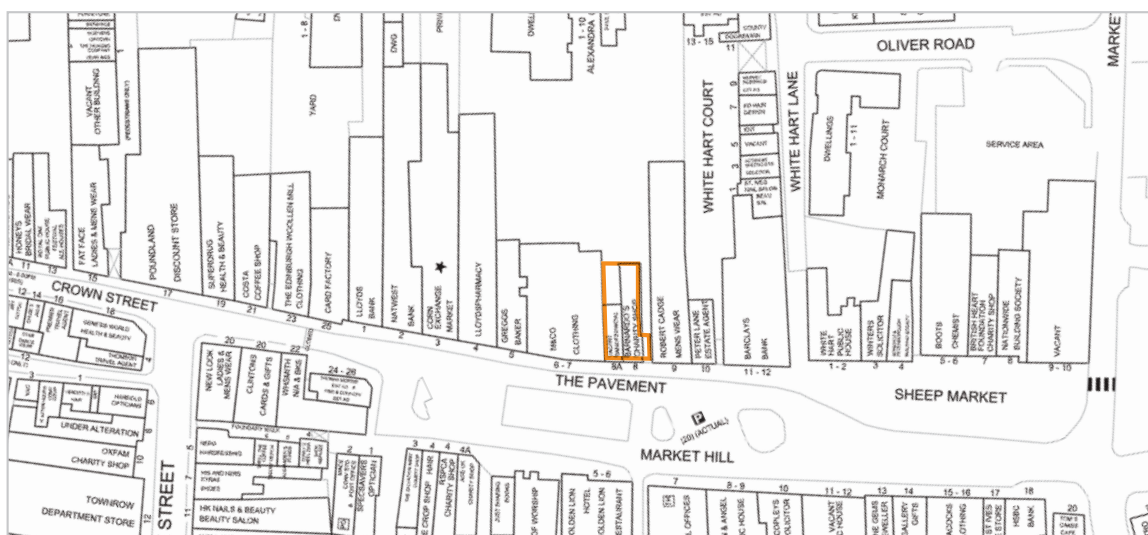
### VAT

VAT is not applicable to this lot.

### Six Week Completion

### Energy Performance Certificate

Available from the legal pack at acuitus.co.uk



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