

Lot 19

£173,200 per annum exclusive (2)

20/22 Crown Street & 1-3 Bridge Street, St Ives, Cambridgeshire PE27 5AB

Freehold Retail Parade Investment



Tenancy and accommodation

Lot 19

£173,200 per annum exclusive (2)

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Unit 1	Ground First Second	Retail/Ancillary Ancillary	146.57 sq m (1,577 sq ft) 136.44 sq m (1,468 sq ft) Not Measured	MOUNTAIN WAREHOUSE LIMITED (1)	10 years from 05/11/2018 (2)	£56,000	05/11/2023
Unit 2	Ground First Second	Retail/Ancillary Ancillary	131.62 sq m (1,417 sq ft) 129.87 sq m (1,398 sq ft) Not Measured	A G RETAIL CARDS LIMITED t/a Clintons (3)	5 years from 20/02/2019	£46,000	
Unit 3	Ground First Second	Retail Ancillary Ancillary	112.45 sq m (1,210 sq ft) 129.87 sq m (1,135 sq ft) Not Measured	WH SMITH RETAIL HOLDINGS LIMITED (4)	Approximately 15 years from 14/01/2008 until 29/09/2022	£43,500	
Unit 4	Ground First Second	Retail Ancillary Ancillary	88.76 sq m (955 sq ft) 68.17 sq m (734 sq ft) Not Measured	WH SMITH RETAIL HOLDINGS LIMITED (4)	10 years from 30/09/2012	£27,700	
Total			919.20 sq m (9,894 sq ft)			£173,200	

- (1) For the year ending 25 February 2018, Mountain Warehouse Limited reported a turnover of £225,910,000, pre-tax profits of £20,810,000 and a total net worth of £80,270,000 (Source: Experian Group 05/03/2019).
- (2) The lease provides a tenant option to determine on 04/11/2024.
- (3) Clintons is the trading name of AG Retail Cards Limited. Clintons was established in 1968 and is a leading retailer of cards and gifts, operating circa 360 stores throughout the UK (Source: www.clintonsretail.com 06/03/2019).
- (4) For the year ending 31st August 2017, WH Smith Retail Holdings Limited reported a turnover of £181,024,000, pre-tax profits of £67,219,000 and a total net worth of £449,954,000 (Source: Experian Group 05/03/2019).

Key Details

- Fully let retail parade let to Mountain Warehouse, WH Smith and Clinton Cards
- Prominent corner position
- Affluent Cambridgeshire market town
- Nearby occupiers include Superdrug, Fat Face, Costa Coffee and Lloyds Bank
- Future residential development potential (subject to consents)

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 14 miles north-west of Cambridge. The property is located within the town centre on the west side of Crown Street in a prominent corner position, adjacent to The Pavement. Nearby occupiers include Superdrug, Fat Face, Costa Coffee and Lloyds Bank.

Description

The property comprises four ground floor retail units with first and second floor ancillary accommodation. Units 3 and 4 are currently interconnected internally.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

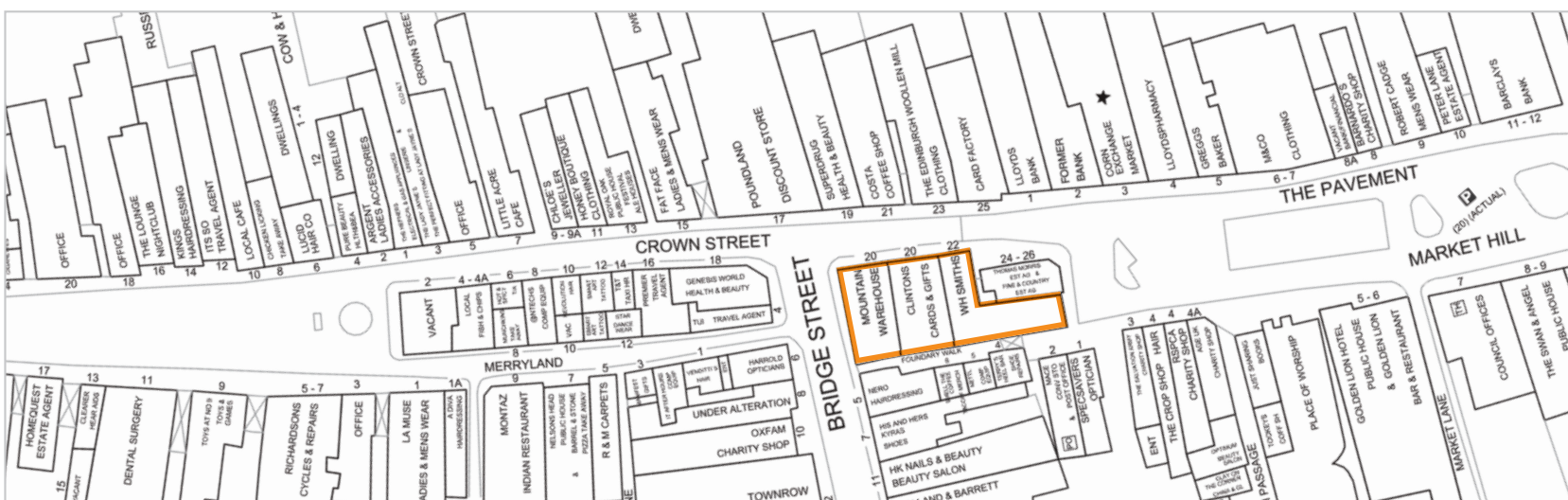
Energy Performance Certificate

Available from the legal pack at acuitus.co.uk.

Six Week Completion



Market Hill Frontage (Unit 4)



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