

Lot 7

£80,000 per annum
exclusive

60 Abbeygate Street,
Bury St Edmunds, Suffolk IP33 1LB
Freehold Office Investment with Car Parking



Tenancy and accommodation

Lot 7

£80,000 per annum exclusive

Key Details

- Let to J. M. Finn & Co. Limited (part of the Ackermans & van Haaren Group)
- 10 year lease from December 2015 (no breaks)
- Nearby occupiers include Café Rouge, Cotswold Outdoors, Bill's and White Stuff
- Prominent position in affluent Suffolk market town

Location

Miles: 25 miles north-west of Ipswich
29 miles east of Cambridge
Roads: A14, A134, A143
Rail: Bury St Edmunds Railway Station
Air: London Stansted Airport

Situation

Bury St Edmunds is an affluent and historic market town situated off the A14, which provides access to Cambridge to the west and Ipswich to the south-east. The property is prominently situated in the heart of the town centre on the southern side of Abbeygate Street, which adjoins Buttermarket and Cornhill, and opposite the town's former corn exchange. Nearby occupiers include Café Rouge, Côte Brasserie, Cotswold Outdoors, Bill's and White Stuff, with branches of HSBC and Santander all located nearby.

Description

The property comprises a Grade II listed office building providing office accommodation on the ground, lower ground, first and second floors. The property benefits from air conditioning, LED lighting in part and original period features. The property benefits from 14 car parking spaces to the rear accessed via Guildhall Street.

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground	Offices/Ancillary	143.44 sq m	(1,544 sq ft)	J. M. FINN & CO. LIMITED (1)	10 years from 16/12/2015 until 15/12/2025 on a full repairing and insuring lease	£80,000	16/12/2020
Lower Ground	Offices	88.44 sq m	(952 sq ft)				
First	Offices	141.68 sq m	(1,525 sq ft)				
Second	Offices	139.17 sq m	(1,498 sq ft)				
Total		512.73 sq m	(5,519 sq ft)			£80,000	

(1) J. M. Finn & Co. Limited provides an investment management service and as at 30th December 2017 had over £9.3bn of funds under management and administration on behalf of over 23,000 client accounts. J. M. Finn & Co. Limited is ultimately owned by Ackermans van Haaren which has a market capitalisation of €2.3bn and is listed on the BEL-20.

For the year ending 31st December 2017, J. M. Finn & Co. Limited reported pre-tax profits of £10,933,947 and a total net worth of £34,802,609 (Sources: www.jmfinn.com and Experian Group 11/03/2019).

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Energy Performance Certificate

See legal pack at acuitus.co.uk



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