

38/39 Green Street, Cambridge, Cambridgeshire CB2 3JX

Freehold Retail and Office/Workshop Investment in Historic City Centre

Lot 3

£68,000 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Restaurant	94.94 sq m	(1,022 sq ft)	BUTCH ANNIE'S	15 years from	£56,000	01/04/2019
Basement	Ancillary	28.24 sq m	(304 sq ft)	LIMITED t/a Tabanco	01/04/2014 until		and
				guaranteed by	30/03/2029		01/04/2024
				LA VINA LIMITED on			
				assignment from and			
				with the benefit of an			
				Authorised Guarantee			
				Agreement from SUSIE			
				WATSON DESIGNS			
				LTD (1)			
First	Workshop/ Ancillary	104.69 sq m	(1,127 sq ft)	CELLINI (PEARLS) LIMITED (2)	10 years from	£12,000	29/08/2019
					29/08/2014 until		
					28/08/2024		
Total		227.88 sq m	(2,453 sq ft)			£68,000	

- (1) For the year ending 31st March 2018, Susie Watson Designs Ltd reported a total net worth of £1,689,338 (Source: Experian Group 05/06/2019) and trades from nine stores in the UK (Source: www.susiewatsondesigns.co.uk).
- (2) For the year ending 31st March 2018, Cellini (Pearls) Limited did not report a turnover or a profit, but reported a total net worth of £3,547,367 (Source: Experian Group 03/06/2019). Established in 1981, Cellini is an independent jeweller that trades from a shop at Rose Crescent nearby.

Key Details

- Rare investment opportunity in historic city centre
- Busy city centre location between Sidney Street, Trinity Street and the Colleges
- Predominantly let to tenant trading as Tabanco Tapas Bar until March 2029 (no breaks)
- Self-contained first floor let as jewellery workshop
- Nearby retailers include Sainsbury's, Next, Costa, Joules, Fat Face, Pret A Manger, Jack Wills and various restaurants including Bill's and The Ivy Café

Location

Miles: 13 miles west of Newmarket
60 miles north of Central London

Roads: A14, A103, A603, M11 (J12)

Rail: Cambridge

Air: London Stansted

Situation

Cambridge is a highly affluent and historic university city and is the county town of Cambridgeshire. Cambridge is a popular tourist destination with its 31 colleges, River Cam and other notable and historic attractions. The property is located on the southern side of Green Street, a busy pedestrianised street connecting Trinity Street and Sidney Street, close to Cambridge University's Sidney Sussex College. The property is a short walk from Cambridge market and the Grand Arcade Shopping Centre with retailers including Apple, Calvin Klein, Charles Tyrwhitt, Daniel Wellington, Gant and John Lewis. Other nearby retailers and restaurants in the immediate vicinity include Sainsbury's, Next, Costa, Joules, Fat Face, Pret A Manger and Jack Wills, and various restaurants including Bill's and The Ivy Café.

Description

The property is arranged over three floors, comprising a ground floor restaurant with basement and office/workshop accommodation on the first floor. The first floor is self-contained with a separate entrance off Green Street.

Tenure

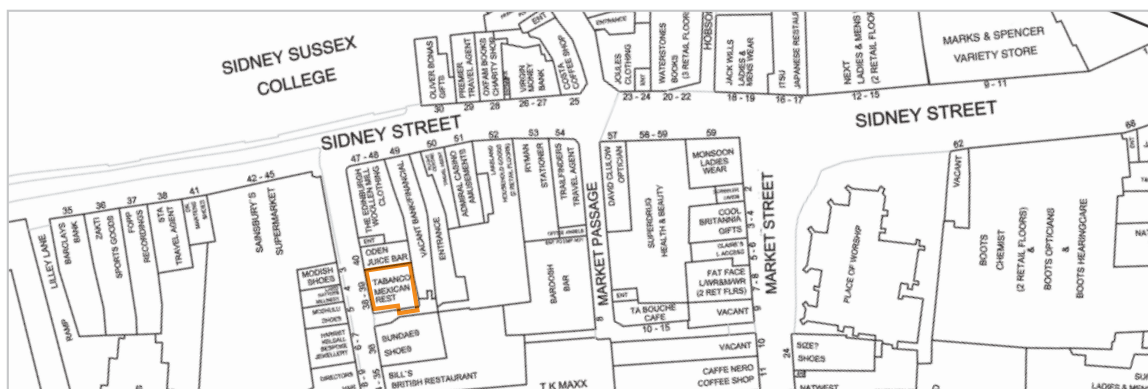
Freehold.

VAT

VAT is applicable to this lot.

Energy Performance Certificate

Band D. See legal pack at acuitus.co.uk



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