

# Lot 19

£57,500 per annum  
exclusive

## 61 & 61b-61d High Street, Haverhill, Suffolk CB9 8AH

Retail Parade Investment



### Key Details

- Parade of 4 retail units
- Prominent town centre location
- Neighbouring occupiers include Greggs, Savers, Poundland, Clarks, Iceland Foods and Barclays Bank

### Location

**Miles:** 47 miles north-east of London  
16 miles south-east of Cambridge  
16 miles south-west of Bury St Edmund  
23 miles north-west of Colchester

**Roads:** M11, A14, A12

**Air:** Stansted Airport

### Situation

The property is situated in the popular market town of Haverhill, on the north side of High Street. The property is located in the heart of the town centre. Neighbouring occupiers include Iceland, Clintons, Greggs, William Hill and Barclays.

### Description

The property comprises a parade of 4 shops, each with retail accommodation on the ground floor. The property forms part of a larger building.

### Tenure

Virtual Freehold. Held for 999 years from 03/07/2015 at a fixed peppercorn rent.

### VAT

VAT is not applicable to this lot.

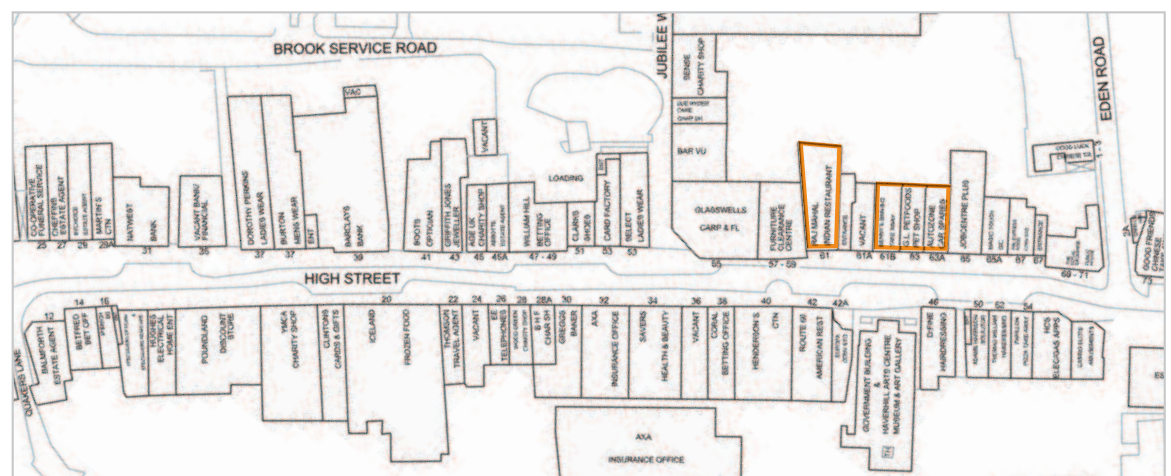
### Six Week Completion

### Energy Performance Certificate

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

## Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
61	Ground	Retail	175.20 sq m (1,886 sq ft)	RAJ PARTNERS LIMITED t/a Raj Mahal Restaurant	15 years from 01/03/2014	£18,500	28/02/2024 (28/02/2029)
61b	Ground	Retail	70.20 sq m (755 sq ft)	INDIVIDUALS t/a Benny's BBQ	10 years from 16/10/2013	£14,000	(15/10/2023)
61c	Ground	Retail	77.30 sq m (832 sq ft)	INDIVIDUAL t/a G L Pet Foods & Reptiles	5 years from 01/06/2016	£11,000	(31/05/2021)
61d	Ground	Retail	80.92 sq m (871 sq ft)	INDIVIDUALS t/a Autozone	10 years from 29/11/2013	£14,000	(28/11/2023)
<b>Totals</b>			<b>403.62 sq m (4,344 sq ft)</b>			<b>£57,500</b>	



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

**Acuitus**  
**John Mehtab**  
+44 (0)20 7034 4855  
john.mehtab@acuitus.co.uk

**Acuitus**  
**Billy Struth**  
+44 (0)20 7034 4854  
billy.struth@acuitus.co.uk

**Seller's Solicitors: Bukhari & Co Solicitors**  
**Nadeem Bukhari**  
+44 (0)1282 611234  
lawoffice@bukharisolicitors.com