

## Lot 20

£96,000 per annum  
exclusive

### 34 Petty Cury, Cambridge, Cambridgeshire CB2 3NB

Freehold Retail Investment in Historic City Centre





## Tenancy and accommodation

# Lot 20

**£96,000 per annum  
exclusive**

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground	Retail	55.18 sq m (3)	(594 sq ft) (3)	BANK OF SCOTLAND PLC (1) part sublet to Gadgets4UK Enterprises Limited (2)	25 years from	£96,000	08/04/2019 (outstanding)
Basement	Ancillary	42.92 sq m	(462 sq ft)		08/06/1999		
First	Office	42.55 sq m (3)	(458 sq ft) (3)		until		
Second	Office	56.11 sq m	(604 sq ft)		07/06/2024 on a full repairing and insuring lease		
<b>Total</b>		<b>196.76 sq m (3)</b>	<b>(2,118 sq ft) (3)</b>			<b>£96,000</b>	

- (1) For the year ending 31st December 2018, Bank of Scotland Plc reported profit before tax of £2,231,000,000 and total assets of £343,926,000,000 (Source: Companies House 20/01/2020). Bank of Scotland is part of Lloyds Banking Group, the UK's leading financial services company that serves around 27 million customers. The group also has some of the most well known brands on the high street, including Lloyds Bank, Halifax and Scottish Widows (Source: [www.lloydsbankinggroup.com](http://www.lloydsbankinggroup.com) 16/01/2020).
- (2) The ground and basement floors have recently been sublet to Gadgets4UK Enterprises Limited t/a Fone World, for a term of years expiring 30/05/2024 at a passing rent of £80,000 p.a.x. A copy of the sub-lease is available in the legal pack.
- (3) Under the terms of the rent review clause, it is assumed there is an internal staircase access between ground floor and basement and ground and first floors. As such 26 sq ft is deducted from the ground floor (Zone B) and 26 sq ft from the first floor for rent review purposes. Therefore the total area for rent review purposes is 191.93 sq m (2,066 sq ft).

### Description

This attractive property is currently arranged to provide a ground floor retail unit with basement ancillary accommodation together with first and second floor office accommodation which is occupied by Halifax. Halifax also occupies the adjoining unit and under a Licence for Alterations dated 17th July 2000, the tenant had consented to remove the staircase from the ground floor to the first floor of 34 Petty Cury and link the first and second floors of the property with its adjacent retail unit at 32-33 Petty Cury. The tenant is responsible for reinstating all works permitted under this licence.

### Key Details

- Rare investment opportunity in historic city centre
- Entirely let to Bank of Scotland Plc until 2024 (no breaks)
- Halifax in occupation of first and second floor office accommodation
- Ground and basement recently sublet at £80,000 p.a.x
- Opposite Lion Yard Shopping Centre on busy retailing pitch

### 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 occupies a prominent position on the pedestrianised Petty Cury opposite the Lion Yard Shopping Centre, which houses occupiers including Flying Tiger, Holland & Barrett, JD Sports and Levi's. Other nearby occupiers include Boots, Marks & Spencer, Superdrug and Gap.

## Tenure

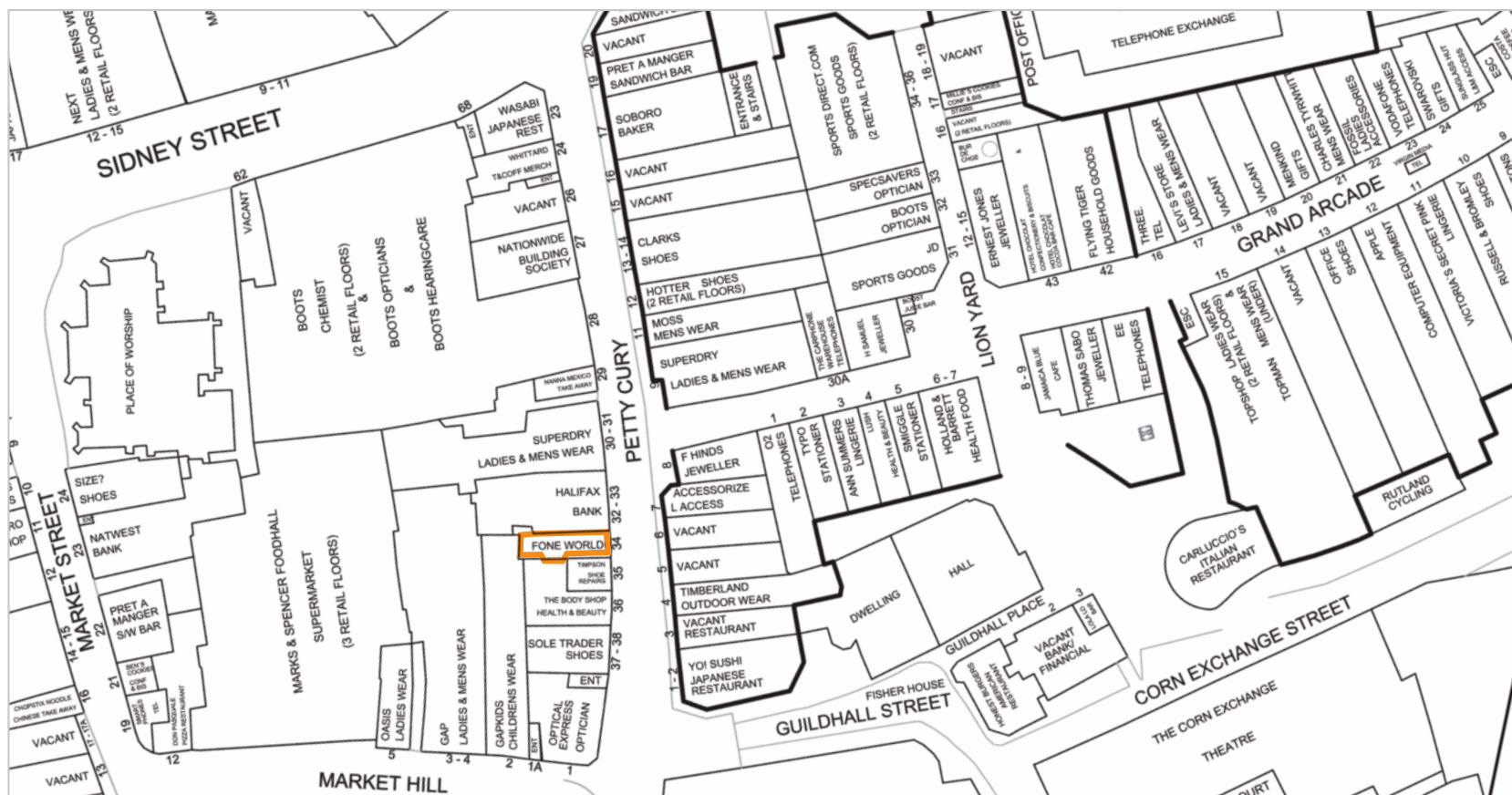
Freehold.

## VAT

VAT is not applicable to this lot.

## Energy Performance Certificate

Available at [acuitus.co.uk](http://acuitus.co.uk)



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