

# Lot 11

£185,100 Per Annum  
Exclusive  
Plus 2 Vacant Shops

## Victory House, Central Avenue, Brampton, Huntingdon, Cambridgeshire PE28 4BZ

Modern Purpose Built Freehold Convenience Store, Residential Investment with Car Parking & 2 Vacant Shops



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground Unit 1	Retail	371.10 sq m	(3,995 sq ft)	Central England Co-Operative Limited (2)	15 years from 5/11/2018	£60,000	2023 and 5 yearly, linked to RPI, capped at 4%
Ground Unit 2	Retail	46.70 sq m	(503 sq ft)	Vacant			
Ground Unit 3	Retail	75.90 sq m	(817 sq ft)	Vacant			
First Floor Apartment 1	Residential - 1 bed	47.93 sq m	(516 sq ft)	Individual	12 month AST from 12/06/20	£7,800	
First Floor Apartment 2	Residential - 2 bed	60 sq m	(646 sq ft)	Individual	6 month AST from 12/06/20	£10,200	
First Floor Apartment 3	Residential - 2 bed	60 sq m	(646 sq ft)	Individual	12 month AST from 01/09/20	£10,200	
First Floor Apartment 4	Residential - 1 bed	47.93 sq m	(516 sq ft)	Individual	12 month AST from 1/07/20	£7,800	
First Floor Apartment 5	Residential - 1 bed	47.93 sq m	(516 sq ft)	Individual	12 month AST from 1/07/20	£7,800	
First Floor Apartment 6	Residential - 1 bed	44.96 sq m	(484 sq ft)	Individual	6 month AST from 6/06/20	£7,500	
First & Second Floor Duplex Apartment 7	Residential - 2 bed	121 sq m	(1,302 sq ft)	Individual	12 month AST from 14/08/20	£11,940	
First & Second Floor Duplex Apartment 8	Residential - 2 bed	98 sq m	(1,055 sq ft)	Individual	12 month AST from 1/09/20	£11,940	
First Floor Apartment 9	Residential - 2 bed	71.16 sq m	(796 sq ft)	Individual	12 month AST from 25/07/20	£10,500	
Second Floor Apartment 10	Residential - 2 bed	69.95 sq m	(753 sq ft)	Individual	6 month AST from 19/06/20	£10,500	
Second Floor Apartment 11	Residential - 2 bed	69.95 sq m	(753 sq ft)	Individual	6 month AST from 17/06/20	£10,500	
Second Floor Apartment 12	Residential - 2 bed	67 sq m	(721 sq ft)	Individual	6 month AST from 1/07/20	£10,200	
Second Floor Apartment 13	Residential - 1 bed	52 sq m	(560 sq ft)	Individual	12 month AST from 1/07/20	£8,220	
<b>Total Net Internal Area</b>		<b>1,350.67 sq m</b>	<b>(14,539 sq ft)</b>			<b>£185,100</b>	
<b>Total Gross Internal Area</b>		<b>1,434 sq m</b>	<b>(15,435 sq ft)</b>				

(2) Formed by the merger of Midlands and Anglia Co-operatives, Central England Co-operative is one of the largest independent retailers in the UK, with over 400 trading outlets, a family of around 8,600 colleagues and more than 330,000 regular trading members. (www.centralengland.coop) For the year ended 26th January 2019 Central England Co-Operative Limited reported a Total Turnover of £827,804,000, Pre-tax profit of £2,007,000 and Shareholders funds of £216,083,000. (source : Smart Search 11/08/2020)

### VAT

VAT is applicable to this lot.

### Six Week Completion

### Energy Performance Certificate

See legal pack at www.acuitus.co.uk

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### Key Details

- Modern Purpose Built Freehold Convenience Store, 2 shops, 13 Apartments and Car Parking
- On the newly developed strategically located Brampton Park development, near Huntingdon close to A1/A14 interchange
- Convenience Store let to Central England Cooperative Limited (t/a Co-Op) on a lease expiring 2033 (NO BREAKS)
- 13 Purpose Built Apartments let on AST's
- Two vacant shops with opportunity to immediately increase rental income
- Total Gross Internal Floor Area 1,434 sq m (15,435 sq ft)

### Location

**Miles:** 2 miles south west of Huntingdon  
17 miles north west of Cambridge  
19 miles south of Peterborough

**Roads:** A1, A14, B1514

**Rail:** 1.5 miles to Huntingdon Railway Station (to London Kings Cross in 48 minutes)

**Air:** London Stansted (40 miles south)  
Luton Airport (43 miles south)

### Situation

Brampton is a predominately residential area 2 miles south west of Huntingdon and 17 miles north west of Cambridge located on the B1514 which provide direct links to the A1/A14 junction.

Huntingdon Railway station is 1.5 miles to the north east, with a fastest journey time to London Kings Cross of 48 minutes. Huntingdon racecourse is 1 mile to the north, Grafham Water is 3 miles to the west and Brampton Golf course within walking distance.

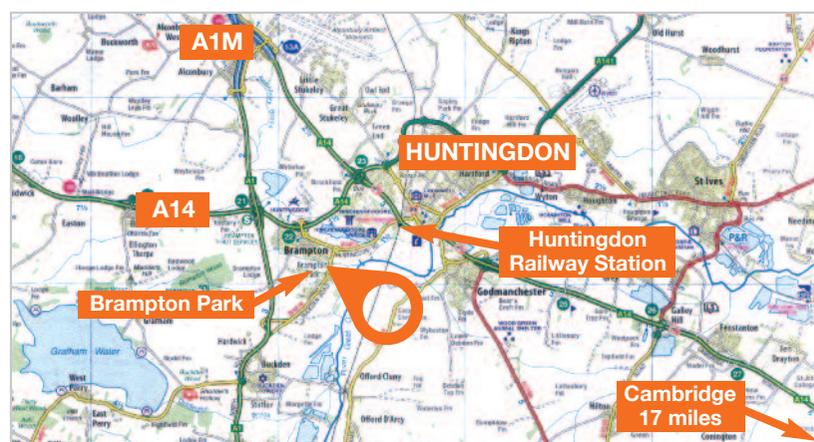
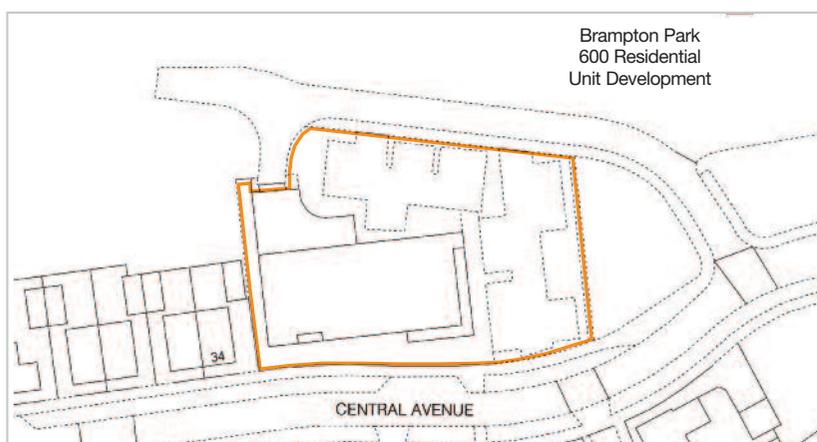
Brampton Park is a new 600 residential unit development with associated amenities and is being built out by Linden Homes, Crest Nicholson, Campbell Buchanan and Winborough Homes. The property is located on Central Avenue close to its junction with Buckden Road (B1514) in a newly developed residential area.

### Description

Completed in 2019 the building comprises a ground floor convenience store, two ground floor shops and 13 new purpose built apartments on the first and second floors. The property benefits from 30 car parking spaces. There are 13 apartments, on two floors, consisting of 5 x 1 bed and 8 x 2 bed. Flats 7 & 8 are Duplex over first & second floors. Each flat has an allocated parking space. (see legal pack at www.acuitus.co.uk for details of the apartment fit out)

### Tenure

Freehold.



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