

Lot 17

£241,750 Per Annum
Exclusive Plus Vacant
Office

SIG Roofing, 5 Harding Way,
St Ives, Cambridgeshire PE27 3WR

Major Builders Merchants/Distribution Warehouse Investment



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground First	Warehouse/Office	1,366.01 sq m	(14,704 sq ft)	SIG Trading LIMITED (1)	12 years from 23/12/2010	£146,750	(22/12/2022)
Ground Mezzanine	Warehouse Office	3,013.88 sq m	(32,442 sq ft)	SIG Trading LIMITED (1)	10 years from 23/12/2010 (2)	£95,000	26/10/2023 (26/10/2028 (2))
Ground	Office	241.82 sq m	(2,603 sq ft)	Vacant (3)			
Totals		5,717.00 sq m	(61,539 sq ft)			£241,750	

(1) For the year ending 31st December 2018, SIG Trading Limited reported a turnover of £1,112,000,000, a pre-tax profit of £2,000,000 and shareholder funds of £260,000,000 (Source: SmartSearch 05/08/2020). SIG trades from 425 trading sites across the UK and Ireland and Mainland Europe. (Source: www.sigplc.com)

(2) The lease provides for a tenants option to determine on 26/10/2023 upon 6 months notice.

(3) The tenant has only recently vacated the property and previously let at £20,000 per annum.

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Key Details

- Prominent location in well established trade counter/industrial location
- Majority let to SIG Trading Limited
- Warehouse & Office of 61,539 sq ft
- Site Area of 4 Acres with 30% site coverage
- 6 miles from the A1/A14 interchange
- VAT-free investment

Location

Miles: 1 mile north of St Ives Town Centre
6 miles east of Huntingdon
6 miles from the A1/A14 interchange
14 miles north-west of Cambridge
39 miles east of Northampton and the M1 Motorway

Roads: A1 (M), A14, A141, A10

Rail: Swavesey & Huntingdon Railway Stations

Air: London Stansted, Heathrow and Gatwick

Situation

St Ives is an affluent market town in Cambridgeshire, 6 miles east of Huntingdon and 14 miles north-west of Cambridge. The town benefits from good road links being 6 miles east of the A1/A14 interchange and 39 miles from the M1 motorway. The property is located on Harding Way close to its junction with Somersham Road and the A1123. The A1123 connects Huntingdon to the west with Ely in the east. The property is in a predominantly industrial area approximately 1 mile north of St Ives town centre. Nearby occupiers include HSS Hire, Screwfix and a number of local traders.

Description

The property comprises ground and first floor office accommodation together with warehouses, in total providing over 60,000 sq ft, on a site of 4 Acres with an approximate site coverage of 30%. There is on site car parking and a large yard. Unit 5A comprises office accommodation on ground and first floors together with 2 ground floor warehouses. Unit 5B comprises 3 ground floor warehouses with mezzanine. Unit 5C comprises ground floor office accommodation.

Tenure

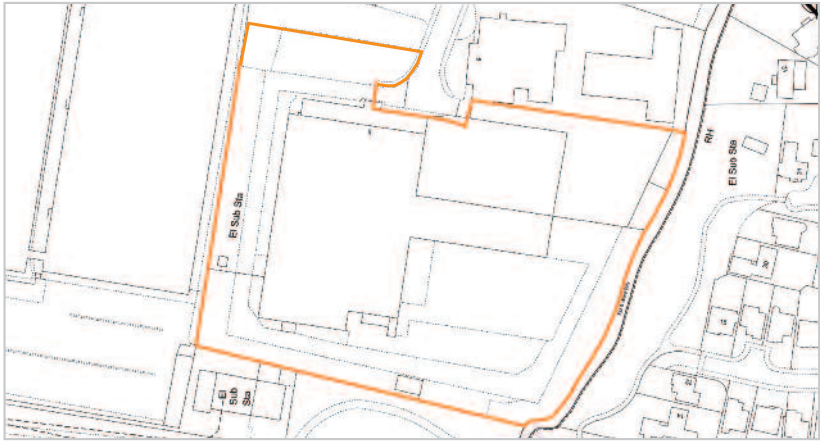
Freehold.

VAT

VAT is not applicable to this lot.

Energy Performance Certificate

Band D. See legal pack.



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Acuitus
Peter Mayo
+44 (0)7833 459 318
+44 (0)20 7034 4864
peter.mayo@acuitus.co.uk

Acuitus
Billy Struth
+44 (0)7824 705 955
+44 (0)207 034 4854
billy.struth@acuitus.co.uk

Seller's Solicitors: Machins Solicitors LLP
Jon Alvarez
+44 (0)1582 514 310
jon.alvarez@machins.co.uk