

**Lot 35, Units 1-5, 51-53 High Street, Haverhill,  
Suffolk CB9 8AH**

For sale by Auction on 31/Mar/2022 (unless sold or withdrawn prior)



# Lot 35, Units 1-5, 51-53 High Street, Haverhill, Suffolk CB9 8AH

For sale by Auction on 31/Mar/2022 (unless sold or withdrawn prior)

## Property Information

### Town Centre Retail and Taxi Office Investment

- Fully let Retail/Commercial Parade
- Shops trading as The Works, Card Factory & Clarks
- Recently extended Council headlease
- Includes new lease to Taxi Office on the first floor
- Nearby occupiers include Costa Coffee, Savers, Iceland, Aldi and Boots the Chemist
- Close to the town's principal car park & bus station
- VAT-free investment

#### Lot

35

#### Auction

31/Mar/2022

#### Rent

£83,000 per Annum Exclusive  
(Gross Rent)

#### Sector

High Street Retail

#### Status

Available

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

47 miles north-east of London, 16 miles south-east of Cambridge, 15 miles north-east of Saffron Walden

#### Roads

M11, A14, A12

#### Bus

Haverhill Bus and Coach Station

#### Air

Stansted Airport

### Situation

Haverhill is a popular market town in West Suffolk, approximately 16 miles south-east of Cambridge and 15 miles north-east of Saffron Walden. The property is located within the prime section of Haverhill High Street, adjacent to Jubilee Walk which leads to the town's principal surface car park and the bus station. Nearby occupiers include Costa Coffee, Savers, Iceland, Aldi and Boots the Chemist.

### Tenure

Long Leasehold. Held for a term of 120 years from March 2022 from The Council of the Borough of St Edmundsbury at a current ground rent of £8,300 pax, equivalent to 10% of annual income received.

### Description

The property comprises three shops arranged over the ground and part first floors. The property also comprises a self-contained office on the first floor, recently let to a taxi operator.

### VAT

VAT is not applicable to this lot.

### Completion Period

6 Week Completion

### EPC

See legal pack.

#### DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

# Lot 35, Units 1-5, 51-53 High Street, Haverhill, Suffolk CB9 8AH

For sale by Auction on 31/Mar/2022 (unless sold or withdrawn prior)

## Tenancy & Accommodation

Address	Floor	Use	Floor Areas (Approx sq m)	Floor Areas (Approx sq ft)	Tenant	Term	Rent p.a.x.
Unit 1	Ground First	Retail/Ancillary Retail/Ancillary	67.17 sq m 56.02 sq m	(723 sq ft) (603 sq ft)	F2S LIMITED with personal guarantees (t/a Clarks)	4 years from 19/03/2020 (1)	£20,000
Unit 2	Ground First	Retail/Ancillary Ancillary	69.03 sq m 61.13 sq m	(743 sq ft) (658 sq ft)	SPORTSWIFT LTD (t/a Card Factory) (2)	5 years from 29/09/20 (3)	£23,500
Unit 3	Ground First	Retail/Ancillary Ancillary	166.94 sq m 56.67 sq m	(1,797 sq ft) (610 sq ft)	THE WORKS STORES LTD (t/a The Works.co.uk) (4)	10 years from 17/08/2018 (5) with a rent review on 17/08/2023	£31,000
51-53 High Street	First	Taxi Office	108.78 sq m	(1,171 sq ft)	TWO INDIVIDUALS (t/a Price Cars Taxi)	10 years from 22/02/2022 (6) with a rent review on 22/02/2027	£8,500
<b>Total</b>			<b>585.74 sq m</b>	<b>(6,305 sq ft)</b>			<b>£83,000</b>

(1) The lease is subject to a tenant option to determine on 19/03/2023

(2) [www.cardfactory.co.uk](http://www.cardfactory.co.uk)

(3) The lease is subject to a tenant option to determine on 29/09/2023

(4) [www.theworks.co.uk](http://www.theworks.co.uk)

(5) The lease is subject to a tenant option to determine on 16/08/2023

(6) The lease is subject to a tenant option to determine on 21/02/2027. The vendor holds a rent deposit of £2,125



**Lot 35, Units 1-5, 51-53 High Street, Haverhill,  
Suffolk CB9 8AH**

For sale by Auction on 31/Mar/2022 (unless sold or withdrawn prior)





**Lot 35, Units 1-5, 51-53 High Street, Haverhill,  
Suffolk CB9 8AH**

For sale by Auction on 31/Mar/2022 (unless sold or withdrawn prior)





**Lot 35, Units 1-5, 51-53 High Street, Haverhill,  
Suffolk CB9 8AH**

For sale by Auction on 31/Mar/2022 (unless sold or withdrawn prior)





# Lot 35, Units 1-5, 51-53 High Street, Haverhill,

**Suffolk CB9 8AH**

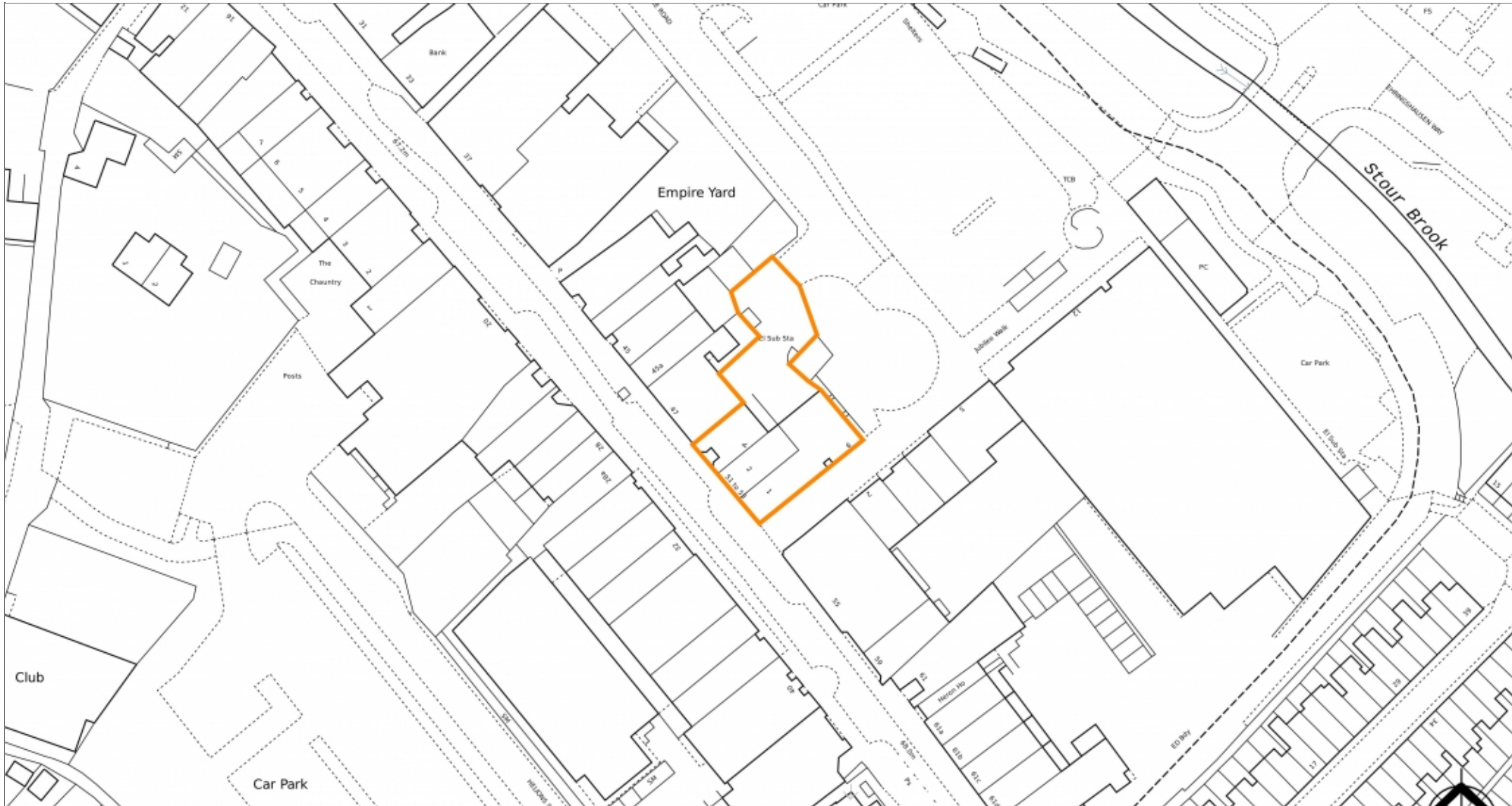
For sale by Auction on 31/Mar/2022 (unless sold or withdrawn prior)



# Lot 35, Units 1-5, 51-53 High Street, Haverhill,

**Suffolk CB9 8AH**

For sale by Auction on 31/Mar/2022 (unless sold or withdrawn prior)





# Lot 35, Units 1-5, 51-53 High Street, Haverhill, Suffolk CB9 8AH

For sale by Auction on 31/Mar/2022 (unless sold or withdrawn prior)



## Contacts

### Acuitus

**David Margolis**  
+44 (0)20 7034 4862  
+44 (0)7930 484 440  
[david.margolis@acuitus.co.uk](mailto:david.margolis@acuitus.co.uk)

**Edward Martin**  
+44 (0)20 7034 4854  
+44 (0)7478 673 535  
[edward.martin@acuitus.co.uk](mailto:edward.martin@acuitus.co.uk)

### Seller's Solicitors

**Knights Plc**  
400 Dashwood Lang Road  
Weybridge  
Surrey  
KT15 2HJ

**Oliver Lewis**  
01932 590 627  
[oliver.lewis@knightsplc.com](mailto:oliver.lewis@knightsplc.com)

### Associate Auctioneers



**Francis Darrah Chartered Surveyors**  
2 Redwell Street  
Norwich  
NR2 4SN

**Graham Mackintosh**  
+44 (0)1603 666 630  
+44 (0)7947 821 301  
[graham@fdarrah.co.uk](mailto:graham@fdarrah.co.uk)

## Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

- (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.  
September 2020