

# Lot 28, 43 Priestgate, Peterborough,

## Cambridgeshire PE1 1AR

For sale by Auction on 31/Mar/2022 (unless sold or withdrawn prior)



# Lot 28, 43 Priestgate, Peterborough, Cambridgeshire PE1 1AR

For sale by Auction on 31/Mar/2022 (unless sold or withdrawn prior)

## Property Information

### Freehold City Centre Office Investment

- Entirely Let to Carter Jonas Chartered Surveyors until 2031 (subject to options)
- Substantial Office Building and Car Parking
- Located in Heart of City's Business District
- Tenant in Occupation of the Property since 1986
- Residential Conversion Potential (subject to consents)
- Approximately 150 metres from Cathedral Square and the major Queensgate Shopping Centre

**Lot**  
28

**Auction**  
31/Mar/2022

**Rent**  
£55,000 per Annum Exclusive

**Status**  
Available

**Sector**  
Office

**Auction Venue**  
Live Streamed Auction

### Location

**Miles** 29 miles north of Cambridge. 37 miles east of Leicester, 41 miles north-east of Northampton, 75 miles north of London

**Roads** A15, A1139, A47, A1(M) Junction 17

**Rail** Peterborough Railway Station

**Air** London Stansted Airport, London Luton Airport

### Situation

The property is situated in the heart of the City of Peterborough's business quarter on the northern side of Priestgate with return frontage onto Cross Street. The property benefits from being approximately 100 meters south of Cathedral Square and 150 metres from the major Queensgate Shopping Centre. Peterborough Cathedral lies some 300 metres to the east.

Neighbouring professional occupiers include various solicitors firms, Mind, Peterborough Museum. national retailers and restaurants including H&M, Five Guys, Barclays Bank, JD Wetherspoon and Prezzo.

### Tenure

Freehold.

### Description

The property comprises a substantial handsome Grade II listed corner office building together with modern extension with ground, first and second floor office accommodation and undercroft car parking.

The property may be suitable for conversion to residential flats (subject to consents).

### VAT

VAT is applicable to this lot.

### Completion Period

Six week completion

### EPC

Band D

#### 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 28, 43 Priestgate, Peterborough, Cambridgeshire PE1 1AR

For sale by Auction on 31/Mar/2022 (unless sold or withdrawn prior)

## Tenancy & Accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground First Second	Office Office Office	147.10 sq m 261.40 sq m 156.30 sq m	(1,583 sq ft) (2,813 sq ft) (1,682 sq ft)	CARTER JONAS SERVICE COMPANY t/a Carter Jonas (1) (CRN 00786457)	10 years from 25/12/2021 until 2031 on a Full Repairing and Insuring Lease (2) (4)	£55,000	25/12/2026
<b>Total Approximate Floor Area</b>		<b>564.80 sq m</b>	<b>(6078 sq ft) (3)</b>			<b>£55,000</b>	

(1) Carter Jonas was established in 1855. Carter Jonas Service Company (CRN 00786457) were incorporated in 1964 and are a national company of multi disciplinary Chartered Surveyors and Estate Agents with 33 offices, 9 of which are situated in Central London. ([www.carterjonas.co.uk](http://www.carterjonas.co.uk)) For the year ending 30/04/2021 Carter Jonas Service Company reported a Turnover of £46,308,827, a Pre-Tax Profit of £2,202,505 and a Net Worth of £2,342,325. (NorthRow 02/03/2022)

(2) The lease provides a tenant option to determine the lease on 24/12/2024 and 24/12/2027. The lease is subject to a 6 month rent free period upon the tenant completing works to the property stated in section 42 of the lease and cost approximately £70,000 +VAT.

(3) The floor areas stated above are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk))

(4) The lease is subject to a schedule of condition.

# Lot 28, 43 Priestgate, Peterborough,

## Cambridgeshire PE1 1AR

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



# Lot 28, 43 Priestgate, Peterborough,

## Cambridgeshire PE1 1AR

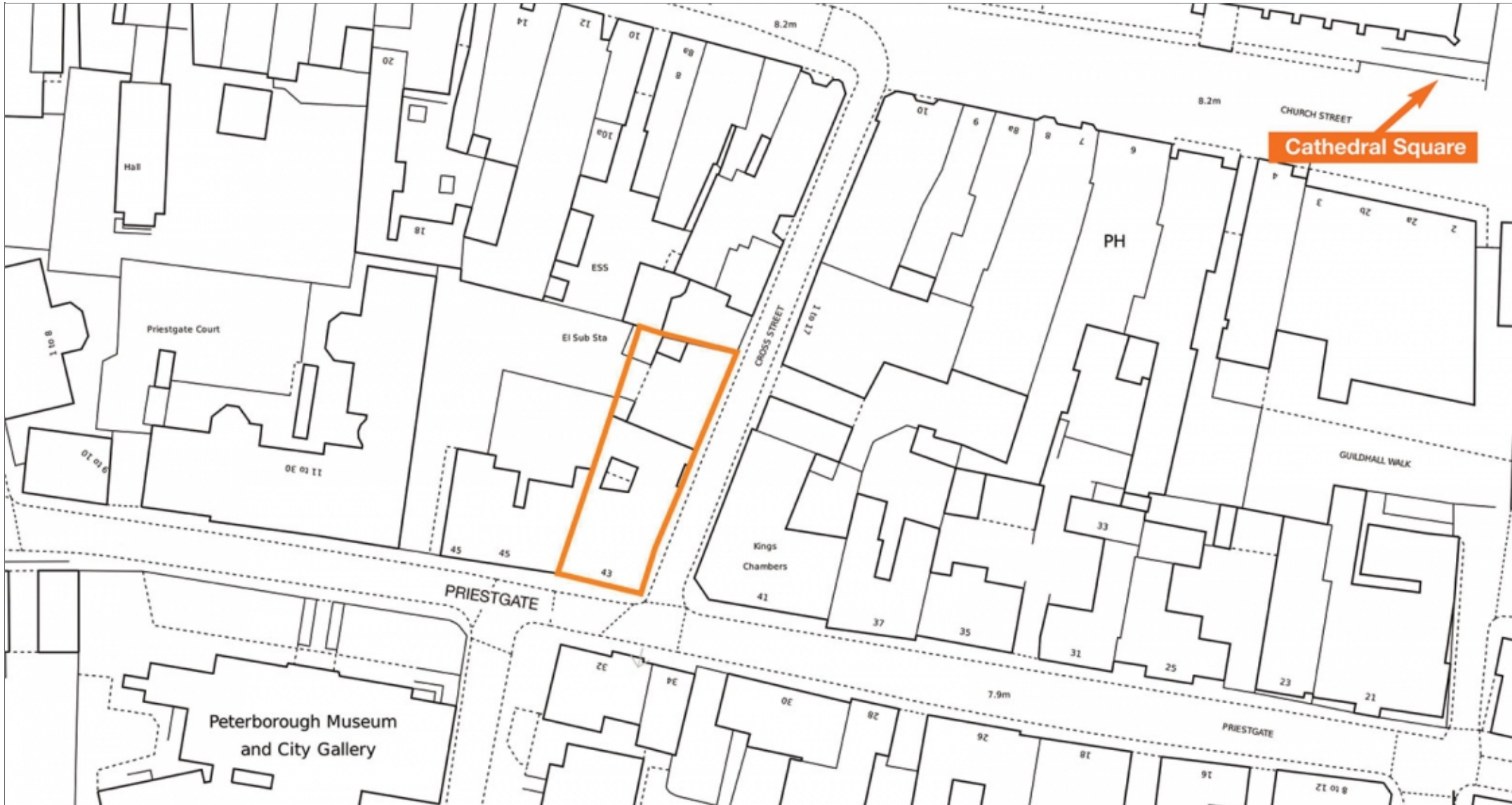
For sale by Auction on 31/Mar/2022 (unless sold or withdrawn prior)



# Lot 28, 43 Priestgate, Peterborough,

## Cambridgeshire PE1 1AR

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



# Lot 28, 43 Priestgate, Peterborough,

## Cambridgeshire PE1 1AR

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



# Lot 28, 43 Priestgate, Peterborough, Cambridgeshire PE1 1AR

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



## Contacts

### Acuitus

#### John Mehtab

+44 (0)20 7034 4855

+44 (0)7899 060519

[john.mehtab@acuitus.co.uk](mailto:john.mehtab@acuitus.co.uk)

#### Alexander Auterac

+44 (0)20 7034 4859

+44 (0)7713 135 034

[alexander.auterac@acuitus.co.uk](mailto:alexander.auterac@acuitus.co.uk)

### Seller's Solicitors

#### Chubb Bulleid Solicitors

Langler House, Market Place

Somerton

TA11 7LZ

#### James Mitchell

01458 271937

[James\\_mitchell@chubb-bulleid.co.uk](mailto:James_mitchell@chubb-bulleid.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