

**Lot 20, 55-57 High Street, March,  
Cambridgeshire PE15 9JJ**

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)





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## Property Information

### Freehold Supermarket Investment

- Substantial Town Centre Supermarket with Self Contained Offices
- Let to Cooperative Group Ltd and sublet to Iceland Foods Ltd (1)
- Residential Development Potential of the Self Contained Offices (subject to consents)
- Approximate Site Area of 0.1 Hectares (0.25 Acres)
- Nearby Occupiers Include Costa Coffee, Sue Ryder, William H Brown Estate Agents, Subway and Lloyds Bank

#### Lot

20

#### Auction

12/Jul/2022

#### Rent

£131,019 per Annum Exclusive

#### Status

Available

#### Sector

Supermarket

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

17 miles east of Peterborough, 27 miles north of Cambridge

#### Roads

A141, A142

#### Rail

March Railway Station

#### Air

Cambridge Airport, London Stansted Airport

### Situation

March is an attractive and historic market town. The property is prominently situated on the west side of High Street (B1101) at the junction with George Street. Nearby occupiers include Costa Coffee, Sue Ryder, William H Brown Estate Agents, Subway and Lloyds Bank.

### Tenure

Freehold.

### Description

The property, a substantial building comprising a ground floor supermarket with self contained office accommodation on the first floor. The ground floor and part first floor has been sublet to Iceland Foods Limited. The first floor self contained office is currently vacant and may be suitable for residential conversion (subject to consents). The first floor self contained office is accessed by a separate entrance at the side of the property. The site benefits from an approximate site area of 0.1 Hectares (0.25 Acres) and rear access to a public car park.

### VAT

VAT is applicable to this lot.

### Completion Period

Six week completion

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Reversion
Ground First First	Retail Ancillary Office	647.90 252.51 203.45	(6,974) (2,718) (2,190)	COOPERATIVE GROUP LIMITED (CRN IP00525R) Ground and Part First sublet to Iceland Foods Limited (CRN 11074000) (1)	A term of years expiring 17/01/2025	£131,019	17/01/2025
<b>Total Approximate Floor Area</b>		<b>1,103.86</b>	<b>(11,882)</b>			<b>£131,019</b>	

(1) The tenant is Somerfield Stores Limited (CRNIP031114) guaranteed by Co-Operative Group Limited (CRN IP00525R) For the year ending 02/01/2021 Co-Operative Group Limited (IP00525R) reported a turnover of £11,472,000,000, a Pre-Tax Profit of £127,000,000 and a Net Worth of £1,564,000,000. (NorthRow). Iceland Foods Limited was established in 1970 and trade from over 1,000 locations.



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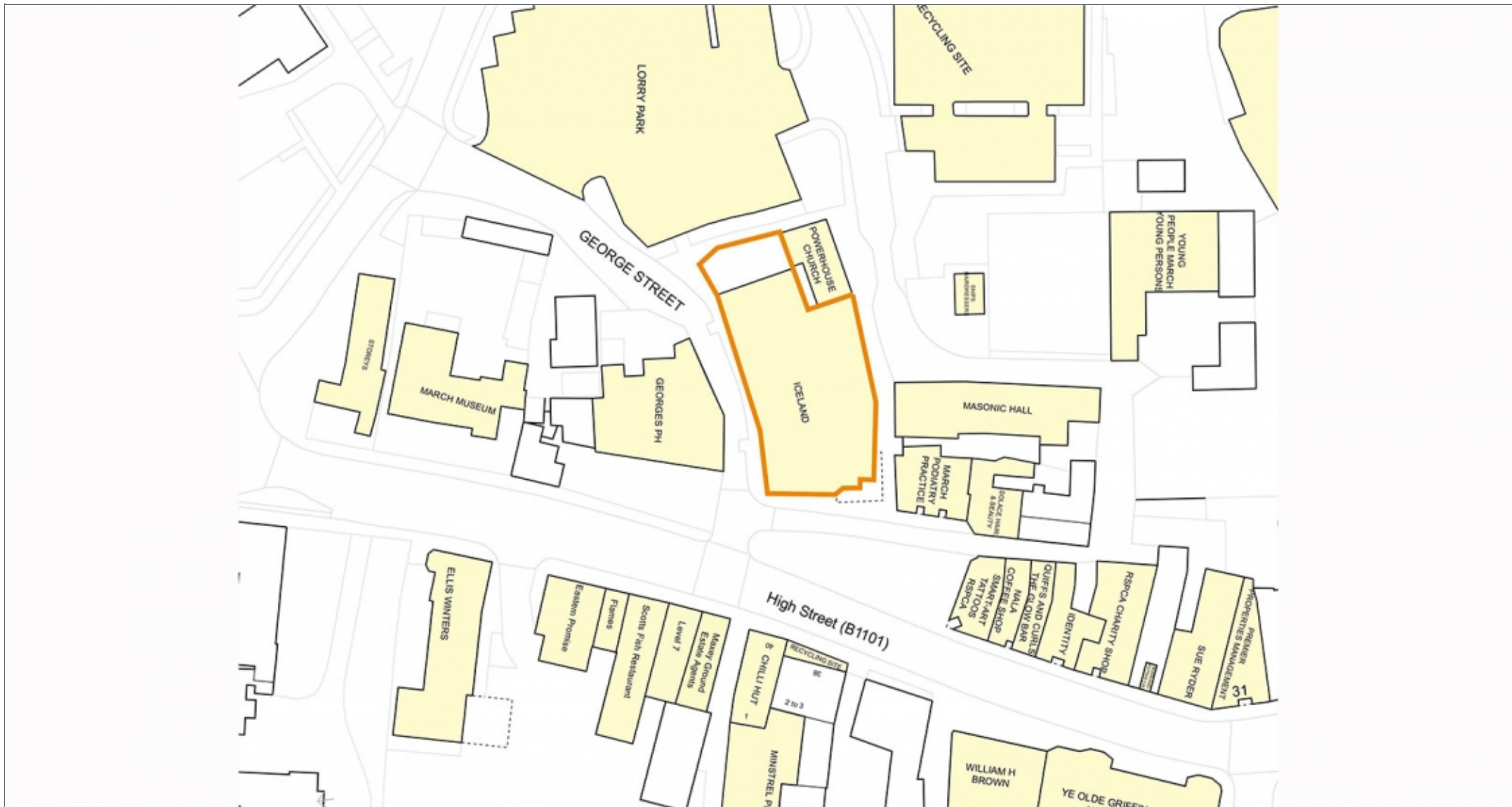




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## Contacts

### Acuitus

**John Mehtab**  
+44 (0)20 7034 4855  
+44 (0)7899 060 519  
[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

**Freeths LLP**  
  
**Balvinder Jaj**  
01865781063  
[balvinder.jaj@freeths.co.uk](mailto:balvinder.jaj@freeths.co.uk)

### Associate Auctioneers



**Hanover Green LLP**  
Sackville House, 40 Piccadilly  
London  
W1J 0DR

**Rob Senior**  
0203 130 6407  
07764 810 218  
[rsenior@hanovergreen.co.uk](mailto:rsenior@hanovergreen.co.uk)

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September 2020