



SITUATION

Located adjacent to **Boots**, opposite **Barclays Bank** and close to the Market Square within this pedestrianised town centre amongst such multiple traders as **Co-operative Food, Nationwide, NatWest, Betfred, Original Factory Shop, Heron Foods, Wetherspoons** and **Norwich & Peterborough Building Society.**

Whittlesey is an historic Market Town lying approximately 5 miles east of Peterborough and is accessed via the A605.

PROPERTY

A Grade II Listed building comprising a **Ground Floor Shop and Rear Store** with internal access to **Sales/Ancillary** on the first floor and **Storage** at second floor level. There is also separate side access to **2 Self-Contained Flats** at rear ground and first floor level.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop with Rear Store, First Floor Sales and Second Floor Storage	Ground Floor Shop Gross Frontage 29'0" Internal Width 27'8" Shop Depth 16'6" Built Depth 39'9" Site Depth 85'0" First Floor Kitchen Area Approx 100 sq ft Sales Area Approx 210 sq ft WC Second Floor Storage Area Approx 340 sq ft	Salvation Army Trading Company (Having over 130 branches) (T/O for Y/E 31/03/10 £19.9m, Pre-Tax Profit £1.7m and Net Worth £5.7m)	12 years from 1st February 2003 (See Note)	£8,180	IRI (subject to a schedule of condition) Rent Review 2012. Note: The shop lessees have been in occupation since 1997 and did not operate the 2006, 2009 and 2012 break clauses.
Part Ground and First Floor (2 Flats)	Not inspected	Individual	Each 125 years from 18th August 2005	£200 (€100 per flat)	Each FRI Rents double every 25 years
TOTAL				£8,380	

£8,380 per annum

The Surveyors dealing with this property are **NICHOLAS BORD** and **JONATHAN ROSS**

VENDOR'S SOLICITORS

Metcalfe Copeman & Pettefar - Tel: 01733 865 880
 Ref: J. Burton Esq - Email: jonathan.burton@mcp-law.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
 The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts