



SITUATION

Located in an established local shopping parade, close to the junction with Coneygree Road, serving the surrounding residential area.

Stanground lies under 2 miles south of Peterborough town centre on the A605, which links to the A1(M) (Junction 17).

VAT is applicable to this Lot

PROPERTY

An end of terrace building comprising a **Ground Floor Triple Shop** with separate rear access to **2 Self-Contained Flats** and a **Self-Contained Office Suite** on the first floor. In addition, the property benefits from use of a rear communal yard.

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Nos. 1/3 (Ground Floor Triple Shop)	Gross Frontage 55'5" Internal Width 54'1" Shop & Built Depth 39'3" Area Approx. 2,040 sq ft Kitchen, WC	S. J. Clarke (Carpets)	10 years from 1st May 2011 (In occupation for 15 years)	£15,000	FRI by way of service charge (capped at £5,000 p.a.) Rent Review May 2016 (Outstanding).
No. 1a (First Floor Flat)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC (GIA Approx. 570 sq ft)	Individual	6 months from 20th November 2015	£5,940	AST Holding over. £595 Rent Deposit held.
No. 1b (First Floor Flat)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC (GIA Approx. 685 sq ft)	2 individuals	6 months from 19th July 2017	£6,600	AST £650 Rent Deposit held.
No. 1c (First Floor Office)	2 Rooms, WC (GIA Approx. 505 sq ft)	VACANT (There is potential to convert into a Flat, subject to obtaining the necessary consents).			

TOTAL £27,540 plus Vacant Office

£27,540 p.a. Plus Vacant Office

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **NICHOLAS LEIGH**

VENDOR'S SOLICITORS
Metcalfe Copeman & Pettefar – Tel: 01733 865 887
Ref: Ms Jacqui Hesketh – Email: jacqui.hesketh@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 £500 (including VAT) upon exchange of contracts