



SITUATION

Located in the heart of the city centre, adjacent to **Beales Department Store** and just a few hundred yards to the junction with Westgate which houses such multiple retailers as **John Lewis, Maplin** and **Lloyds Bank** as well an entrance to the **Queensgate Shopping Centre**. There is also a public car park to the rear of the building. Peterborough is an important regional commercial centre, approx. 40 miles north-west of Cambridge benefitting from good road links via the A1(M) (Junction 17).

PROPERTY

Forming part of a substantial recently refurbished modern mixed use commercial/residential building comprising a **Self-Contained Ground Floor Commercial Unit with A1, A2 and B1 Use** benefiting from air conditioning and fibre optic cabling. In addition, the property includes **1 parking space** located to the rear of the property which is accessed via a front gated entrance.

ACCOMMODATION

Ground Floor Commercial Unit
GIA Approx. 1,082 sq ft¹ incl. Kitchenette and 2 WCs

¹Area provided by Vendor.

VAT is applicable to this Lot

£13,000 per annum

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JONATHAN ROSS**

TENURE

Leasehold for a term of 999 years from 18th September 2017 at a peppercorn ground rent.

TENANCY

The property is let on a full repairing and insuring lease by way of service charge to **Time Personnel Recruitment Limited (with 2 personal guarantors) as a Recruitment Agency** for a term of 5 years from 18th September 2017 at a current rent of **£13,000 per annum** exclusive.

Rent Review 2020 linked to RPI

Note: There is a £4,220.40 (incl. VAT) Rent Deposit held.



VENDOR'S SOLICITORS
Buckles Solicitors LLP - Tel: 01733 888 888
Ref: M. Rabbett - Email: michael.rabbett@buckles-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 £750 (including VAT) upon exchange of contracts

* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.