



## SITUATION

Conveniently located in this retail park, accessed off the main Wisbech Road (A141), amongst multiple retailers such as **The Original Factory Shop** and **Screwfix**, north-west of the city centre. March is a Fenland market town which lies about 14 miles east of Peterborough and 25 miles north of Cambridge.

## PROPERTY

A detached **Retail Warehouse**. In addition, the property includes **18 Parking Spaces** in the retail park.

## ACCOMMODATION<sup>1</sup>

### Retail Warehouse

Gross Frontage	69'0"
Built Depth	54'0"
Sales Area	Approx. 3,690 sq ft
WC	

<sup>1</sup>Not inspected by Barnett Ross. Area taken from VOA.

**VAT is applicable to this Lot**

**FREEHOLD**



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## TENANCY

The entire property is let on a full repairing and insuring lease (**subject to a Schedule of Condition**) to **Toolstation Limited** (having over **550 branches**) (T/O for Y/E 31/12/2022 **£670m**, Pre-Tax Profit **£15m** and Shareholders' Funds **£118.5m**) for a term of 10 years from 26th June 2020 at a current rent of **£29,000 per annum** exclusive **rising to £31,000 p.a. in June 2024** – see Note.

**Rent Review June 2025 (based on RPI (collared and capped)).**

**Note: A Deed of Variation has been completed to remove the 2025 Break Clause in return for a 5 month rent free period from 25th March 2024 to 24th August 2024 and the Vendor will make up this rent shortfall on completion.**



**£29,000** p.a.  
**Rising to £31,000** p.a. **in June 2024**

The Surveyors dealing with this property are  
**Jonathan Ross** and **Elliott Greene**

**Vendor's Solicitors**

William Sturges LLP

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The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**