



SITUATION

Occupying a prominent trading position within this established town centre retail thoroughfare adjacent to a **Holland & Barrett** and amongst such multiple retailers including **Heron Foods, M & Co, WH Smith, Santander, Domino's, Natwest, Nationwide** and many more. March is an attractive town which lies some 15 miles east of Peterborough and 25 miles north of Cambridge enjoying good road access with the A141 which links with the A1.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate rear access to a **Large Self-Contained Flat** on the first and second floors with uPVC double glazing. In addition, the property benefits from use of a rear service road.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 16'8" Internal Width 13'11" Shop Depth 52'4" Built Depth 68'4" WC External Store Area Approx. 80 sq.ft	Break (Charity having 52 branches)	12 years from 2nd April 2013	£15,000	FRI Rent Reviews and Tenant's Breaks April 2016 and 3 Yearly
First Floor Flat	3 Bedrooms, Kitchen, Lounge, Bathroom/WC (GIA Approx. 1,204 sq.ft)	Individual	3 years from 9th December 2012	£8,100	AST £600 Rent Deposit held
TOTAL				£23,100	

£23,100 per annum

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

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS
Hughes Paddison - Tel: 01242 574 244
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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