



**SITUATION**

Located in a prominent position on the High Street being the town's main retail thoroughfare, close to the junction with New Road and close to a **Post Office, Budgens, Lloyds Pharmacy** and amongst a variety of local traders all serving the surrounding residential area. Chatteris benefits from having good road links via the A141 connecting with the A1(M), and A142 providing access to Cambridge approx. 20 miles to the south and lies approx. 17 miles south-east of Peterborough.

**PROPERTY**

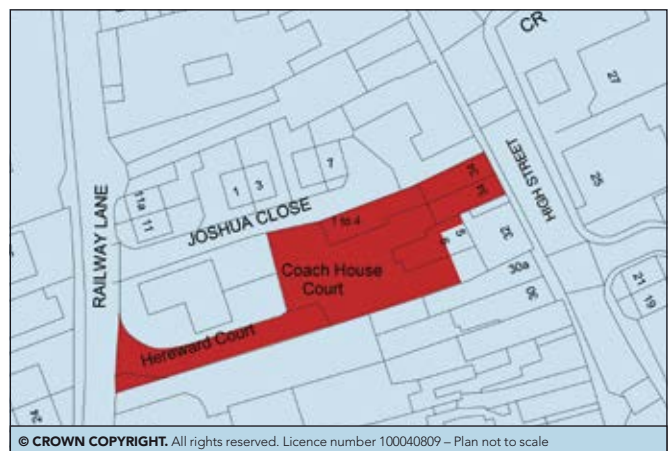
- A end of terrace building comprising:
- **Ground Floor Double Shop**
  - **4 Self-Contained Flats** on the first floor accessed from the front.
  - **5 Self-Contained Flats** at the rear of the property.
  - **1 Bungalow** at the rear of the property.
  - **Rear Yard** with vehicular access via Railway Lane.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**Note 1: Planning Permission was granted on 21/5/08 (now lapsed) by Fenland District Council for the 'erection of 4 x 1 Bed Flats' at the rear of the site.**

**Note 2: Floor Plans available on request.**



**£57,720 p.a. Plus  
1 Vacant Flat**

The Surveyors dealing with this property are **JOHN BARNETT** and **MATTHEW BERGER**

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

**VENDOR'S SOLICITORS**  
Druces LLP - Tel: 020 7638 9271  
Ref: Ms Suzanne Middleton-Lindsley - Email: esml@druces.com

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



**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Unit 1 (Ground Floor Shop)	Gross Frontage 15'7" Internal Width 13'6" Shop and Built Depth 23'5" (max)	<b>J. Scott (General Store)</b>	3 years from May 2015	£8,500	Effectively FRI
Unit 2 (Ground Floor Shop)	Gross Frontage 16'1" Internal Width 14'4" Shop Depth 33'6" Built Depth 50'2" WC	<b>J. Scott (General Store)</b>	3 years from May 2015	£12,500	Effectively FRI <b>Rent rising to £13,500 in May 2016 &amp; £14,500 in May 2017</b>
No. 34 (Ground Floor Flat)*	Studio Room, Shower/WC	Individual	5 months from March 2014	£3,840	AST Holding Over
Flat 34a (First Floor Flat)*	1 Bedroom, Living Room/ Kitchen, Bathroom/WC	Individual	5 months from March 2015	£3,840	AST Holding Over
Flat 34b (First Floor Flat)*	Studio Room, Shower/WC	Individual	5 months from April 2011	£3,840	AST Holding Over
Flat 34c (First Floor Flat)*	Studio Room, Shower/WC	Individual	5 months from September 2015	£4,080	AST Holding Over
1 Coach House Ct (First Floor Flat)*	1 Bedroom, Living Room/ Kitchen, Bathroom/WC	Individual	5 months from January 2015	£3,840	AST Holding Over
1a Coach House Ct (First Floor Flat)*	1 Bedroom, Living Room/ Kitchen, Shower/WC	Individual	5 months from December 2014	£3,840	AST Holding Over
2 Coach House Ct (Ground Floor Flat)*	1 Bedroom, Living Room/ Kitchen, Bathroom/WC	<b>V A C A N T</b>			
3 Coach House Ct (Ground Floor Flat)*	1 Bedroom, Living Room/ Kitchen, Bathroom/WC	Individual	5 months from June 2015	£4,200	AST Holding Over
4 Coach House Ct (1st and 2nd Floor Flat)*	1 Bedroom, Living Room/ Kitchen, Bathroom/WC	Individual	5 months from June 2013	£4,500	AST Holding Over
5 Coach House Ct (Bungalow)*	1 Bedroom, Living Room/ Kitchen, Bathroom/WC	Individual	5 months from March 2014	£4,740	AST Holding Over

\*Not inspected by Barnett Ross

<b>TOTAL</b>	<b>£57,720 rising plus 1 Vacant Flat</b>
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