



SITUATION

Located in the city centre, opposite the junction with Park Road and the **Beales Department Store**, adjacent to **The Co-operative Bank** and amongst such multiple retailers as a **Lloyds Bank, Age UK, Savers** and **The Money Shop**. In addition, **the Queensgate Shopping Centre is just a few doors away which houses such retailers as John Lewis, Marks & Spencer and BHS.**

Peterborough is an important regional commercial centre, approx. 40 miles north-east of Milton Keynes and 40 miles north-west of Cambridge benefitting from good road links via the A1(M) (Junction 17).

PROPERTY

A substantial mid terrace building comprising a **Large Ground Floor Shop** with **Ancillary/Store** on the first and second floors.

VAT is NOT payable in respect of this Lot

ACCOMMODATION

Ground Floor Shop

Gross Frontage	39'5"
Internal Width	37'5"
narrowing at rear to	22'10"
Shop & Built Depth	127'11"
Area	Approx. 3,500 sq ft
WC	

First Floor Ancillary/Store

Area	Approx. 2,700 sq ft
WC	

Second Floor Ancillary/Store

Area	Approx. 480 sq ft
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Total Area

Approx. 6,680 sq ft

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Maplin Electronics Ltd (having over 210 branches) (T/O for Y/E 21/03/15 £236.3m, Pre-Tax Profit £13.3m and Shareholders' Funds £28.9m)** for a term of 25 years from 24th June 1992 at a current rent of £71,250 per annum exclusive.

Note: 6 week completion

£71,250 per annum

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

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



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VENDOR'S SOLICITORS
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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