

Peterborough
18 Ivatt Way
Cambridgeshire
PE3 7PG

- **Freehold Industrial Investment**
- Situated on an established industrial estate close to the A47
- Comprises a warehouse extending to circa 12,496 sq ft
- Tenant holding over
- No VAT applicable
- Current Rent Reserved
£34,375 pa (1)

**SIX WEEK COMPLETION
AVAILABLE**



Tenure
Freehold.

Location

Peterborough is an important Cambridgeshire city with a population of some 134,000. The city is located some 73 miles north of London and 35 miles north-west of Cambridge. Road communications are good with the A1(M) immediately to the west.

The property is situated on Ivatt Way close to its junction with Gresley Way in an established industrial area of Peterborough, south-west of the junction of the A47 and A15 trunk roads. The property is close to one of the main estate car parks.

Description

The property comprises a single storey industrial/warehouse unit which benefits from integral offices and WC facilities. The warehouse is accessed via a roller shutter door leading from a brick compound yard. The eaves height is circa 4.3m (14' 1").

The property provides the following Gross Internal Area:

Ground Floor	1,161 sq m	(12,496 sq ft)
Site Area	0.14 Hectares	(0.35 Acres)

Tenancy

The entire property is at present let to PETERBOROUGH FINISHING & MAILING SERVICES UNITED who are holding over on the terms of a lease (extended by way of a Deed of Variation) expiring 3rd February 2011 at a current rent of £34,375 per annum. We understand that the tenant is paying a concessionary rent of £25,000 per annum (1).

Tenant Information

Website Address: www.peterboroughmailingservices.co.uk
For the year ended 30th September 2013, the lessee reported a net worth of £43,851. (Source: Experian 26.05.2015.)

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsoop.co.uk

Energy Performance Certificate

EPC Rating 167 Band G (Copy available on website).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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