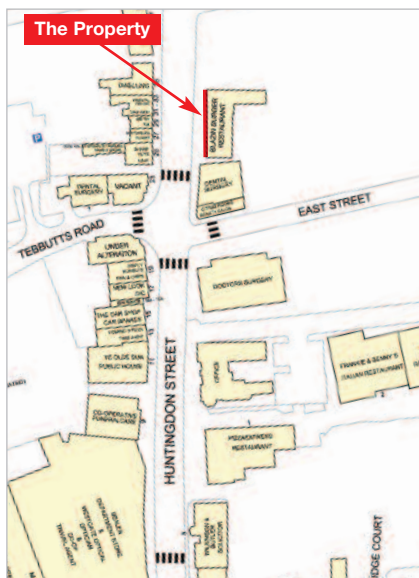


St Neots **20 Huntingdon Street** **Cambridgeshire** **PE19 1BB**

- **Freehold Restaurant and Residential Investment**
- Comprises a newly fitted out burger restaurant with a flat above let on an Assured Shorthold Tenancy
- Restaurant lease expires 2035 (no breaks)
- No VAT applicable
- Town centre location, close to Cineworld and central car parks
- Potential to subdivide flat subject to all necessary consents
- Restaurant Rent Review 2020
- Total Current Rents Reserved

£28,900 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

St Neots is a busy Cambridgeshire market town with a population of some 31,500, lying 15 miles west of Cambridge and 59 miles from London. The town has good road communications being adjacent to the A1, south of the A14.

The property is situated on the east side of Huntingdon Street, close to the junction with East Street in the town centre. One of the town centre's main car parks is opposite via Tebbutts Road. Occupiers close by include Beales Department Store, M&S Simply Food, Domino's and a number of local traders.

Description

The property is arranged on ground and one upper floor to provide a ground floor burger restaurant, which has been recently fitted out, together with a self-contained flat above, which is accessed from the rear. In addition there is a car parking space to the rear.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allsop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day.

In the subject box of your email please enter **Lot 131 St Neots**.

Unit	Present Lessee	Accommodation (1)	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Restaurant	Blazin' Burger Ltd (with personal guarantors)	Ground Floor 182.25 sq m (1,962 sq ft)	20 years from 12.10.2015 Rent review every 5th year FR & I	£19,000 p.a.	Rent Review 2020
Flat	Individuals	First Floor Flat comprising 5 Rooms, Kitchen and 2 Bathrooms	12 months Assured Shorthold Tenancy from 01.08.2013 at £825 p.c.m.	£9,900 p.a. (annualised)	Holding over

(1) Not inspected by Allsop, floor areas and accommodation provided by the Vendor.

Total £28,900 p.a.

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

Seller's Solicitor Ms N Kaur, Premier Solicitors. Tel: 01234 880104 e-mail: navroop.kaur@premiersolicitors.co.uk