

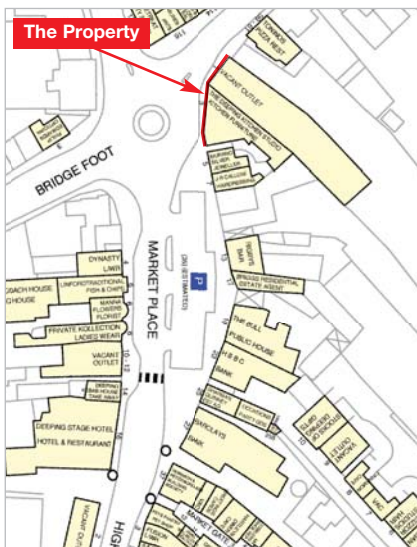
Market Deeping

1-3 Market Place Near Peterborough Lincolnshire PE6 8EA

- **Virtual Freehold Shop Investment**
- Attractive market town centre location
- Total ground floor retail unit of 629.50 sq m (6,777 sq ft)
- Let to Factory Shop Ltd with surety from Original FS Holdings Ltd
- Lease expires 2026 (no breaks)
- Minimum fixed uplifts at review to 2.5% compounded
- Current Rent Reserved

£64,490.27 pa
with Minimum Fixed Uplifts in 2016 to **£72,964 pa** and 2021 to **£82,552 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure

Long Leasehold. Held for a term of 999 years from 31st January 2007 (thus having some 994 years unexpired) at a peppercorn ground rent.

Location

Market Deeping is a very attractive market town in the East Anglian Fens on the border of Lincolnshire and Cambridgeshire, 8 miles north of Peterborough and east of Stamford. The town benefits from good communication, being situated at the junction of the A16 and A15. Direct access to the A1 is provided nearby at Stamford and further south near Peterborough. Peterborough Mainline Rail Station provides a 1 hour rail journey to London Kings Cross and Nottingham East Midlands International Airport is 44 miles to the north. The town has a population of approximately 14,500 people and lies within the borough of South Kesteven, which has a population of approximately 125,000. The property is situated in a prominent gateway to the town centre at the junctions of Stamford Road, High Street, Lincoln Road and Church Street. Occupiers close by include Barclays and HSBC banks, Co-Operative Supermarket and a variety of local traders.

Description

This attractive period property is arranged on ground floor only, forming part of a larger building not included in the sale, providing a ground floor shop with ancillary accommodation to the rear. The property benefits from car parking and service yard areas to the rear.

The property provides the following accommodation and dimensions:

Gross Frontage	23.70 m	(77' 9")
Internal Width (Max)	23.70 m	(77' 9")
Internal Width (Min)	8.00 m	(26' 3")
Shop Depth	39.90 m	(130' 10")
Built Depth	52.30 m	(171' 7")

Ground Floor Sales	534.50 sq m	(5,753 sq ft)
Ground Floor Ancillary	95.00 sq m	(1,022 sq ft)
Total	629.50 sq m	(6,776 sq ft)

Tenancy

The property is at present let to THE FACTORY SHOP LTD, with surety from Original FS Holdings Ltd, for a term of 20 years until 29th August 2026 at a current rent of £64,490.27 per annum, exclusive of insurance and rates. The lease contains effectively full repairing and insuring covenants. The lease provides for rent reviews every fifth year of the term to 2.5% per annum compounded or open market rental value whichever is the greater, therefore the minimum fixed uplifts in 2016 will be £72,964.51 and in 2021 will be £82,552.64.

Tenant Information

Website Address: www.theoriginalfactoryshop.co.uk
For the year ended 2011, The Factory Shop Ltd reported a turnover of £136,092,000, a pre-tax profit of £9,760,000, shareholders' funds of £26,837,000 and a net worth of £24,137,000. Original FS Holdings Ltd reported £0 turnover, a pre-tax profit of £1,028,000, shareholders' funds and a net worth of £2,068,000. (Source: riskdisk.com 07.12.2011)

VAT

VAT is applicable to this lot.

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allstop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 11 Market Deeping**.

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 Barbara Jameson, Jamesons. Tel: (01782) 719009 Fax: (01782) 719001 e-mail: bjameson@btconnect.com
Joint Auctioneer Ian Kitchener, CFK. Tel: 0207 484 9260 Fax: 0207 636 7127 e-mail: ian.kitchener@cfkllp.co.uk