

Peterborough **104-114 (Even)** **Four Chimneys** **Crescent &** **14 Peterfield Road** **Hampton Local Centre** **Peterborough** **PE7 8NJ**

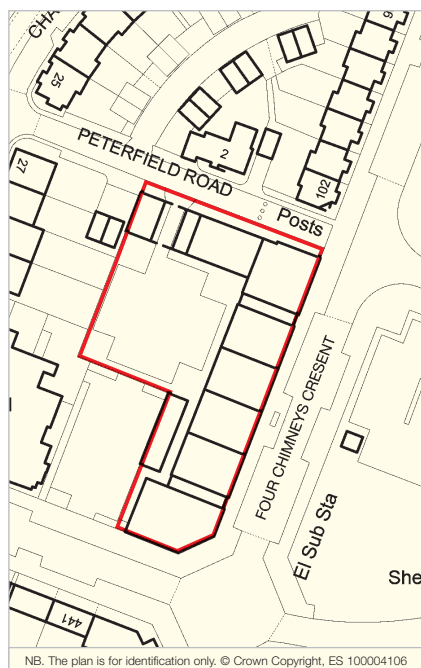
- **Freehold Shopping Parade Investment**
- 7 shops and residential ground rent
- Popular local district retail parade
- Tenants include D P Realty Limited, Subway Realty Limited and Ladbrokes Betting and Gaming Limited
- Rent Reviews from 2013
- Total Current Rents Reserved

£135,700 pa
Plus a Vacant Shop

On the Instructions of
Joint LPA Receivers



SIX WEEK COMPLETION
AVAILABLE



Tenure
Freehold.

Location
Peterborough, with a population of some 134,000, is located some 73 miles north of London and 35 miles north-west of Cambridge. Road communications are good with the A1(M) easily accessible to the west and the A47 a short distance to the north of the property. The property is situated in Hampton Local Centre in the centre of a residential suburb of Peterborough some 5 miles south of the city centre and to the west of the A15 London Road and comprises the principal convenience shopping centre in the immediate vicinity. The centre forms part of a larger community area which also includes a library, primary school, pub and nursery. Occupiers close by include Sue Ryder, One Stop, Lloyds Pharmacy, local takeaway restaurant and traders.

Description

The property, completed in 2008, is arranged on ground and two upper floors to provide a shopping parade of 7 shops together with residential accommodation above which have been sold off on a long lease.

VAT

VAT is 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.

Address	Present Lessee	Accommodation (Floor areas provided by GVA)		Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
104 Four Chimneys Crescent	D P Realty Limited (1) t/a Domino's Pizza	Ground Floor	130.43 sq m (1,404 sq ft)	20 years from 03.09.2010 Rent review every 5th year	£28,000 p.a.	Rent Review 03.09.2015
106 Four Chimneys Crescent	Subway Realty Limited (2)	Ground Floor	99.03 sq m (1,066 sq ft)	15 years from 24.06.2008 Rent review every 5th year	£19,000 p.a.	Rent Review 24.06.2013
108 Four Chimneys Crescent	Londis Hampton Limited t/a Costcutter	Ground Floor	104.51 sq m (1,125 sq ft)	21 years from 18.03.2011 Rent review every 5th year	£20,500 p.a.	Rent Review 18.03.2016
110 Four Chimneys Crescent	Oxygen Hairdressing Limited	Ground Floor	100.52 sq m (1,082 sq ft)	10 years from 01.06.2009 Rent review every 5th year	£22,000 p.a.	Rent Review 01.06.2014
112 Four Chimneys Crescent	Ladbrokes Betting & Gaming Limited (3)	Ground Floor	100.70 sq m (1,084 sq ft)	15 years from 16.10.2008 Rent review every 5th year	£23,200 p.a.	Rent Review 16.10.2013
114 Four Chimneys Crescent	Lobato Leisure Limited	Ground Floor	154.31 sq m (1,661 sq ft)	3 years from 01.04.2012	£23,000 p.a.	Reversion 2015
14 Peterfield Road	Vacant (4)	Ground Floor	116.03 sq m (1,249 sq ft)			
Flats – VT2	Edition Homes Limited	Two Upper Floors – Flats		991 years from 19.09.2008	Peppercorn	Reversion 2909

(1) For the year ended 03.12.2012, D P Realty Limited reported a turnover of £15,530,087, a pre-tax profit of –£619,897 and a net worth of –£348,039.

(Source: riskdisk.com 07.11.2013.)

(2) For the year ended 03.12.2012, Subway Realty Limited reported a turnover of £28,059,353, a pre-tax profit of £2,020,922 and a net worth of –£2,507,234.

(Source: riskdisk.com 07.11.2013.)

(3) For the year ended 3rd December 2012, Ladbrokes Betting & Gaming Limited reported a turnover of £770,850,000, a pre-tax profit of £172,106,000 and a net worth of £983,843,000. (Source: riskdisk.com 08.11.2013)

(4) We understand the Receivers, have interest from locals at an initial rent of £7,500 per annum, subject to agreeing terms of contract.

Total £135,700 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 Berwin Leighton Paisner. Contact: Ryan Francis-Williams, Tel: 0203 400 4496 e-mail: ryan.francis-williams@blplaw.com

