



Tenure
Freehold.

Location
Newmarket is well known as the headquarters of British horse racing and has a resident population of some 20,000. The town is located 13 miles east of Cambridge and 14 miles west of Bury St Edmunds and is served by both the A14 and A11 dual carriageways, providing access to the M11 Motorway.

The property is located opposite Iceland (1) in Crown Walk, a shopping precinct located at the north-western end of the High Street. Occupiers close by include Waitrose, Prezzo, NatWest, Ladbrokes, Bathstore, Majestic Wine, JD Wetherspoon and TK Maxx, amongst many others. A large multi-storey car park is immediately to the west of the property.

(1) Iceland have recently signed a new lease expiring in 2028 (see Lot 101 May 2017 auction).

Description
This substantial property is arranged on ground and one upper floor to provide a large ground floor shop with ancillary accommodation above.

The property provides the following accommodation and dimensions:

Ground Floor	296.65 sq m	(3,193 sq ft)
First Floor	42.15 sq m	(454 sq ft)
Total	338.8 sq m	(3,647 sq ft)

Tenancy
The entire property is at present let to DUVETCO LTD (t/a Ponden Home Interiors) for a term of 10 years from 5th May 2009 at a current rent of £27,360 per annum. The lease provides for rent reviews on 29th May 2011 and every fifth year thereafter and contains full repairing and insuring covenants.

(2) Notice has been served in respect of the outstanding 2016 rent review quoting a rent of £35,000 per annum.

Tenant Information
No. of Branches: 265.
Website Address: www.pondenhome.co.uk
For the year ended 27th February 2016, Duvetco Ltd reported a turnover of £24.993m, a pre-tax profit of £1.620m, shareholders' funds of £10.795m and a net worth of £10.583m.
(Source: Experian 08.09.2017.)
The ultimate holding company is The Edinburgh Woollen Mill (Group) Ltd.

VAT
VAT is applicable to this lot.

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

Energy Performance Certificate
For EPC Rating please see website.

Newmarket

2-3 Crown Walk Suffolk CB8 8NG

- **Freehold Town Centre Shop Investment**
- Comprising a total of 338.5 sq m (3,647 sq ft)
- Entirely let to Duvetco Ltd (t/a Ponden Home Interiors)
- Opposite Iceland (1) and close to a large multi-storey car park
- Rent Review 2016 outstanding. Notice served (2)
- Current Rent Reserved
£27,360 pa

SIX WEEK COMPLETION AVAILABLE

