

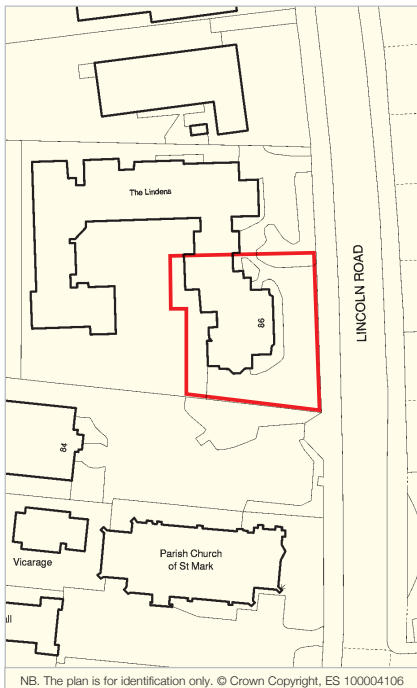
# **Peterborough** **88 Lincoln Road** **Cambridgeshire** **PE1 2SN**

- **Freehold Office Investment**
- Attractive period building
- Let on a new lease to Age UK
- Reversion 2022
- Current Rent Reserved  
**£31,600 pa**

**On the Instructions of  
Peterborough City Council**



**SIX WEEK COMPLETION  
AVAILABLE**



**Tenure**  
Freehold.

**Location**  
Peterborough is a thriving Cambridgeshire city, serving a population in the region of 200,000. The city is located about 75 miles north of London, 35 miles west of Cambridge and enjoys excellent communications. The A1(M) is immediately to the west and rail services run from the city centre to London King's Cross with a journey time of 46 minutes. Lincoln Road runs north from Westgate in the city centre and the property is situated under 10 minutes walk from the Queensgate Shopping Centre (anchored by John Lewis). Adjacent is St Mark's Church, while immediately to the north is The Lindens Nursing Home. Occupiers close by include a number of professional offices.

**Description**  
The property is arranged on ground and one upper floor to provide office accommodation throughout, with staff kitchen, storage and WCs. To the front is parking for 7 vehicles. The building interconnects with the adjoining nursing home at ground and first floor levels.

The property provides the following accommodation and dimensions:		
<b>Ground Floor</b>	<b>231.1 sq m</b>	<b>(2,488 sq ft)</b>
<b>First Floor</b>	<b>165.5 sq m</b>	<b>(1,781 sq ft)</b>
<b>Total</b>	<b>396.6 sq m</b>	<b>(4,269 sq ft)</b>

**Tenancy**  
The entire property is at present let to AGE UK (a national charity) for a term of 5 years from January 2017 at a current rent of £31,600 per annum. The lease contains full repairing and insuring covenants.

**Tenant Information**  
Website Address: [www.ageuk.org.uk](http://www.ageuk.org.uk)  
For the year ended 31st March 2015, Age UK reported net incoming resources of £90.1m and net assets of £28.6m. (Source: Annual Report of Trustees.)

**VAT**  
VAT is not applicable to this lot.

**Documents**  
The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

**Energy Performance Certificate**  
For EPC Rating please see website.