

Newmarket

1 Wellington Street Suffolk CB8 0HT

- **Freehold Takeaway Restaurant Investment**
 - Takeaway restaurant and residential accommodation above
 - Town centre location
 - Located off the High Street
 - Lease expiry 2027
 - Rent Review May 2012
 - Current Rent Reserved
- £14,000 pa**

On the instructions of J Gershinson FRICS and Simon Davidson MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

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Tenure
Freehold.

Location
Newmarket is well known as the headquarters of British horse racing and has a resident population of some 16,500. 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. The property is situated on the east side of Wellington Street to the north of the junction with the High Street. Occupiers close by include Currys, New Look, Santander, Domino's, Ladbroke's, Betfred.

Description
The property is situated on basement, ground and two upper floors to provide a takeaway restaurant on the ground floor with basement storage and a non self-contained maisonette above comprising 4 rooms, kitchen and bathroom which is accessed from the restaurant.

The property provides the following accommodation and dimensions:

Gross Frontage	5.77 m	(18' 11")
Net Frontage	4.68 m	(15' 4")
Shop Depth	4.47 m	(14' 8")
Built Depth	11.59 m	(38')
Basement	27.24 sq m	(293 sq ft)
First & Second Floor comprising 4 Rooms, Kitchen, Bathroom		

Tenancy
The entire property is at present let to MEHMET GILGIL for a term of 20 years from 21st May 2007 at a current rent of £14,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

VAT
Please refer to the special conditions of sale.

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

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

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