

## Cambourne 1B High Street Cambridgeshire CB23 6JX

- **Virtual Freehold Take-Away Investment**
- Located in the heart of this popular and growing new town
- Lease expiring 2027 (no breaks)
- Rent Review 2017
- Current Gross Rent Reserved  
**£24,612 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



### Tenure

Leasehold. Held for a term of 991 years from 30th December 2005 (thus having some 982 years unexpired) at a peppercorn ground rent.

### Location

The new town of Cambourne lies approximately 9 miles west of Cambridge, adjacent to the A428 which connects with the A1 at St Neots to the west and the M11 and A14 to the east. Construction of the town began in 1998 and carries on today. It is expected to have a population of around 10,000 once finished (Source [www.cambourne.info](http://www.cambourne.info)). There is a regular bus service to Cambridge and St Neots Rail Station provides a frequent service to London. The property forms part of a parade of shops situated on the north side of High Street, the main retail thoroughfare in the town centre. Occupiers close by include a large Morrisons supermarket, Lloyds Pharmacy, Domino's Pizza, Ladbrokes, Connells and Sharman Quinney.

### Description

The property is arranged on ground floor only to provide a retail unit which is presently used as a take-away restaurant. The property forms part of a larger building, the remainder of which is not included in the sale.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	7.35 m	(24' 2")
<b>Net Frontage</b>	6.40 m	(21' 0")
<b>Shop &amp; Built Depth</b>	13.75 m	(45' 2")
<b>Ground Floor (1)</b>	92.21 sq m	(993 sq ft)
<b>(1) Area sourced from VOA</b>		

### Tenancy

The property is at present let to WOKSWAGON LIMITED for a term of 20 years from 14th February 2007 at a current rent of £24,612 per annum. The lease provides for rent reviews every fifth year of the term and contains effectively full repairing and insuring covenants by way of service charge recovery.

### Tenant Information

Website: [www.wokswagoncambourne.com](http://www.wokswagoncambourne.com)  
Wokswagon have a number of outlets in towns including Cambridge, Aylesbury, Hayling Island, Cheltenham and Liverpool.

### VAT

VAT is applicable to this lot.

### Documents

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

### Energy Performance Certificate

For EPC Rating please see website.

