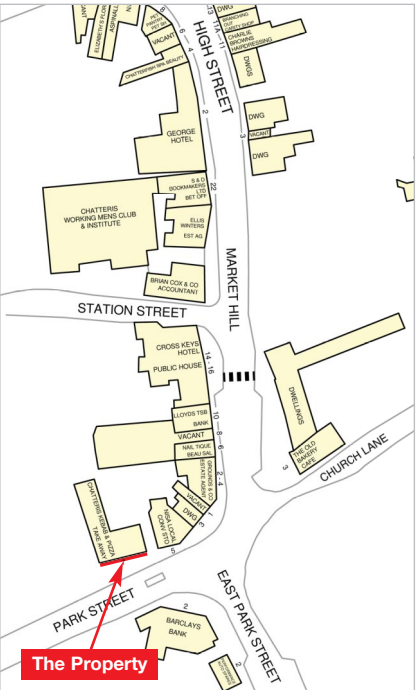


**Chatteris**  
**7 Park Street**  
**Cambridgeshire**  
**PE16 6AB**

- **Freehold Shop and Residential Investment**
- Takeaway restaurant with residential accommodation above
- Central location off High Street/Market Hill
- Opposite Barclays Bank
- Total Current Rents Receivable **£13,000 pa**

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





**Tenure**  
Freehold.

**Location**  
The market town of Chatteris is located 7 miles south of March and 20 miles north of Cambridge, at the junction of the A141 and A142. The property is situated on the north side of Park Street at the junction with Market Hill which runs off the High Street in the centre of Chatteris. Occupiers close by include Barclays Bank, Vodafone, Lloyds TSB, Nisa Local and a variety of local traders.

**Description**  
The property is arranged on ground and two upper floors to provide a ground floor takeaway restaurant together with three self-contained flats above, one of which (Flat 2) is sold off. There is also a rear cottage accessed from the rear garden. Allsop were not able to inspect the property and basic details were provided by the Receivers.

**VAT**  
VAT is not applicable to this lot. Please refer to the Special Conditions of Sale.

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

**Viewings**  
Viewings are by appointment only, please e-mail your request with full contact details to [viewings@allsop.co.uk](mailto:viewings@allsop.co.uk)  
In the subject box of your e-mail, please ensure that you enter **Lot 121 Chatteris**.

Units	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Restaurant, Flat 1, 3 and Rear Cottage	Individual	Ground Floor (1) First Floor Flats 1 & 3 (1) Rear Cottage (1)	65.60 sq m (706 sq ft)	Lease terms: 20 years from 26th January 2010 (no breaks). Rent review: Every 4th year	£13,000 p.a.
Flat 2	Individual	First Floor Flat	99 years from 10.10.97		
(1) Not inspected by Allsop. Ground Floor area taken from VOA website ( <a href="http://www.2010.voa.gov.uk">www.2010.voa.gov.uk</a> )					<b>Total £13,000 p.a.</b>

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** M J Bevan, Bevan Kidwell Solicitors. Tel: 0207 843 1820 Fax: 0207 278 4685 e-mail: [john@bevankidwell.com](mailto:john@bevankidwell.com)