

Huntingdon

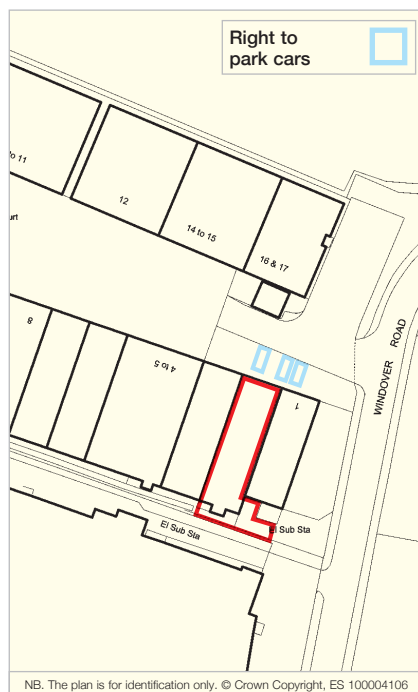
Unit 2 Windover Court

Windover Road

Cambridgeshire

PE29 7EA

- **Virtual Freehold Industrial Investment**
- Located in established industrial park
- Let to AG Precision Engineering Ltd
- New 10 year reversionary lease
- Tenant in occupation for some 30 years (1)
- Comprising a total of 298.35 sq m (3,212 sq ft) (1)
- Rent Review 2023
- Current Rent Reserved
£16,400 pa



Tenure

Leasehold. Held for a term of 999 years from completion at a fixed ground rent of a peppercorn.

Location

Huntingdon is a growing town, known for its racecourse and as the birthplace of Oliver Cromwell, and is a modern town situated on the River Great Ouse. The town occupies a strategic location at the junction of the A1 and A14 and lies 15 miles north-west of Cambridge, 17 miles south of Peterborough and 60 miles north of London. The property is situated on Windover Road, on an established industrial estate. Occupiers close by include Wickes, Screwfix, Dunelm, Halfords and a number of local industrial units and trade counters.

Description

The property is arranged on ground and mezzanine floors to provide a light industrial unit. The property benefits from a roller shutter door and three car parking spaces.

The property provides the following accommodation and dimensions:

Ground Floor	269.00 sq m	(2,896 sq ft)
Mezzanine Floor (1)	29.35 sq m	(316 sq ft)
Total	298.35 sq m	(3,212 sq ft)

(1) Tenant fit out

Tenancy

The entire property is at present let to AG PRECISION ENGINEERING LIMITED on a reversionary lease for a term of 10 years from December 2018 at a current rent of £16,400 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

Website Address: www.agprecisionltd.co.uk

(1) The auctioneers understand from the sellers that the tenant has been in occupation for approximately 30 years.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 12 Band E (Copy available on website).

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 J Leasure Esq, Hamlins. Tel: 0207 355 6073 e-mail: john.leasure@hamlins.com