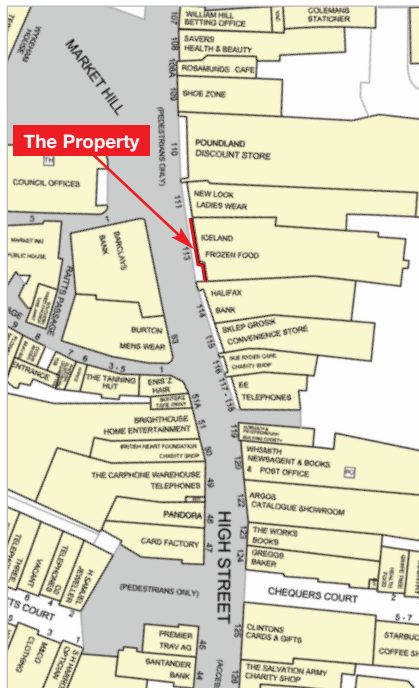


## Huntingdon 113 High Street Cambridgeshire PE29 3LD

- **Well Located Freehold Building Investment**
- Situated in an established pedestrianised trading location
- Attractive market town
- Let to Iceland Foods Limited on a lease expiring 2029 (no breaks)
- Retail unit including 3 maisonettes above
- Rent Review 2019
- Current Rent Reserved  
**£95,000 pa**

**On the Instructions of a Major Fund**

**SIX WEEK COMPLETION AVAILABLE**



**Tenure**  
Freehold.

### Location

Huntingdon is an historic and growing town, known for its racecourse and as the birthplace of Oliver Cromwell, 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 town also benefits from regular mainline rail services to London (King's Cross) in under an hour.

The property is situated on the north side of the pedestrianised section of High Street, an established town centre trading location, between its junctions with Grammar School Walk and Chequers Court and is opposite Market Hill. To the rear of the property are the St German Walk and Chequers Court shopping precincts. Occupiers close by include New Look and Halifax (both adjacent), 99p Stores, Shoe Zone, Barclays Bank (opposite), Burton, Brighthouse and EE, amongst others.

### Description

The property is arranged on ground and two upper floors to provide a ground floor retail unit with ancillary accommodation on part first floor rear. The remaining part first floor and second floor (front) provides three self-contained maisonettes. To the rear, the property benefits from rear service access and yard via Victoria Terrace which is included in the title but not included within the demise of Iceland's lease. In addition there is an electricity substation to the rear of the property with rights granted to the provider (Eastern Power Networks plc) to repair and maintain cables which run underneath the property.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	<b>14.75 m</b>	<b>(48' 5")</b>
<b>Net Frontage</b>	<b>12.65 m</b>	<b>(41' 6")</b>

<b>Shop Depth</b>	<b>39.80 m</b>	<b>(130' 7")</b>
<b>Built Depth</b>	<b>48.90 m</b>	<b>(160' 5")</b>
<b>Ground Floor</b>	<b>473.00 sq m</b>	<b>(5,091 sq ft)</b>
<b>First Floor</b>	<b>210.40 sq m</b>	<b>(2,265 sq ft)</b>
<b>Second Floor – Residential Accommodation (not inspected by Allsop)</b>		

### Tenancy

The property is at present let to ICELAND FOODS LTD for a term of 10 years from 26th December 2009 at a current rent of £95,000 per annum and a reversionary lease has been granted which commences 26th December 2019 for a term of 10 years. The reversionary lease provides for rent reviews on 26th December 2019 and 26th December 2024. Both leases contain full repairing and insuring covenants. We understand the three maisonettes are sublet on Assured Shorthold Tenancies.

### Tenant Information

No. of Branches: 870 nationwide.

Website Address: [www.iceland.co.uk](http://www.iceland.co.uk)

For the year ended 25th March 2016, Iceland Foods Limited reported a turnover of £2.682bn, a pre-tax profit of £58.172m, shareholders' funds of £753.128m and a net worth of £740.354m. (Source: Experian 24.04.2017.)

### VAT

The owner has elected to waive the exemption from VAT.

### Documents

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

### Energy Performance Certificate

EPC Rating 106 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** Russell Coddington, Knights 1759. Tel: 01242 524815 e-mail: [russell.coddington@knights1759.co.uk](mailto:russell.coddington@knights1759.co.uk)





Let to Iceland Foods Limited  
on a lease expiring 2029 (no breaks)