

Burwell

57 High Street

Cambridge

Cambridgeshire

CB25 0HD

- **Freehold Shop and Residential Ground Rent Investment**
 - Central High Street location
 - Shop let to Lloyds Pharmacy Ltd
 - Shop Lease expiring 2021
 - No VAT applicable
 - Shop Rent Review 2016
 - Total Current Rents Reserved
- £11,450 pa**



Tenure

Freehold.

Location

The village of Burwell is located approximately 11 miles north-east of Cambridge and 45 miles north-west of Newmarket. The A14 (J37) is easily accessible to the south-east, which in turn links with the A11 and M11 Motorway.

The property is on the west side of High Street in the heart of the village. Occupiers in the village include Barclays Bank, Cambridge Building Society, Post Office and a Jet Petrol Station.

Description

The property is arranged on ground and one upper floor to provide a ground floor shop, which is presently trading as a pharmacy. The upper floor comprises a flat, which is accessed from the side of the property and which has been sold off on a long lease.

The property benefits from 3 garages and off-street parking to the rear.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

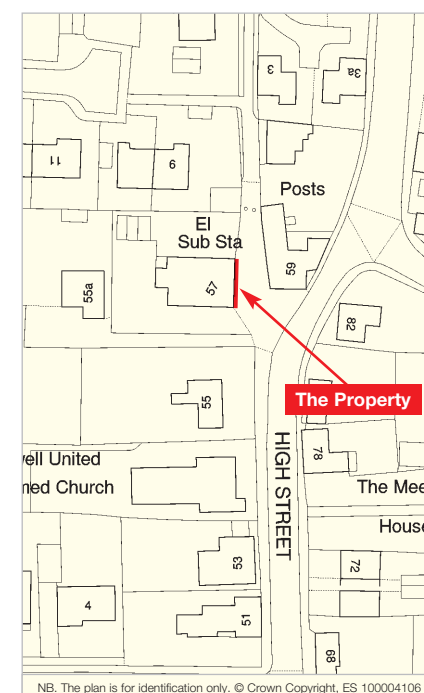
Floor	Present Lessee	Accommodation	Terms of Tenancy	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	Lloyds Pharmacy Ltd (1)	Gross Frontage 11.00 m Net Frontage 8.25 m Shop Depth 10.90 m Built Depth 16.51 m (36' 1") (27' 1") (35' 9") (54' 2")	10 years from 12.05.2011 Rent review every 5 years FR & I	£11,400 p.a.	Rent Review 2016
First Floor	Individuals	First Floor – Flat	99 years from 25.09.1990 (2)	£50 p.a.	Reversion 2089

(1) Lloyds Pharmacy is a leading community pharmacy and health care provider with over 1,650 pharmacies nationwide. For the year ended 31.12.2013 the lessee reported a turnover of £1.784bn, a pre-tax profit of £14.489m and a net worth of £72.933m (Riskdisk.com 24/09/2015)

The Auctioneer understands from the seller that the tenant has been in occupation for some 25 years.

(2) The Vendor is in negotiation with the tenant to extend the lease for a further 90 years.

Total £11,450 p.a.



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 A Shah Esq, Frank Forney & Partners LLP. Tel: 0208 889 1971 e-mail: ajay@forney.co.uk

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