

Peterborough

102/106 Eastfield Road Cambridgeshire PE1 4AX

- **Freehold Betting Shop and Dental Surgery Investment**
- Shop let to Tote Bookmakers Ltd (t/a Betfred) until 2025 (no breaks) with fixed uplift in February 2014
- Part let to Dentist
- Close to town centre
- No VAT applicable
- Total Current Rents Reserved
£33,000 pa
Rising to £34,000 pa in February 2014



Tenure

Freehold.

Location

Peterborough is an important Cambridgeshire city with a population of some 163,000. The city is located some 73 miles north of London and 35 miles north-west of Cambridge. Road communications are good with the A1(M) immediately to the west. Peterborough was designated a New Town in 1967. The property is situated on the west side of Eastfield Road, close to the junction with Princes Gardens, about 1 mile to the north of the town centre. Occupiers close by include a public house and a number of local traders in this mixed commercial and residential area.

Description

The property is arranged on ground and one upper floor to provide a ground floor betting shop with part ground and first floor dental surgery, which is accessed from the front.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 87 Band D (Copy available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Part Ground Floor	Tote Bookmakers Ltd (t/a Betfred) (1)	Gross Frontage (includes entrance to uppers and alley) Shop Depth	15 years from 15.02.2010 Fixed uplift to £24,000 p.a. in February 2014 Rent review 2015 and every 5th year thereafter FR & I	£23,000 p.a.	Fixed uplift in February 2014
Part Ground and First Floors	Dr V. Pocevicus	Part Ground Floor (2) First Floor (2) Total	5 years from 05.07.2012 Rent review 05.07.2015 FR & I	£10,000 p.a.	Rent Review 2015

(1) Website Address: www.totesport.com. The Tote was bought by Betfred in 2011.
(2) Floor areas from www.voa.gov.uk. Not inspected by Allsop.

Total £33,000 p.a.



NB. The plan is for identification only. © Crown Copyright, ES 100004106

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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