

GUIDE PRICE
£200,000

BIDDING DEPOSIT
£3,500

DIGITAL AUCTION DATE
22nd July 2020

BY ORDER OF
LPA Receivers



Unit 2, 135 High Street, Huntingdon, PE29 3NF

Freehold retail investment let to BM Retail Limited and trading as Bonmarché situated in pedestrianised High Street producing £20,000 per annum

Bid1.

Property Summary

- Freehold retail investment
- Let to BM Retail Limited until 2025 (1)
- Bonmarche have traded in this store for over 15 years
- Current rent £20,000 per annum

Location

Huntingdon is an affluent market located approximately 15 miles north west of Cambridge, 17 miles south of Peterborough and 67 miles north of London. The town has good transport links with the A1 and A14 providing access to the M1 and M11 respectively. Stansted Airport is located 46 miles to the south east and Luton airport 47 miles to the south-west. Huntingdon rail station provides a direct service to London Kings Cross with a fastest journey time of approximately 47 minutes.

The property is situated on the prime pedestrianised High Street, with nearby retailers including Greggs, Boots Optician, HSBC, Costa Coffee and Nationwide Building Society. Sainsbury's and Marks & Spencer are also close by.

Description

The property comprises a retail unit of approximately 655.00 sq m (7,053 sq ft) primarily arranged over ground floor with ancillary accommodation at basement and first floor. The property benefits from 5 car parking spaces to the rear.

VAT

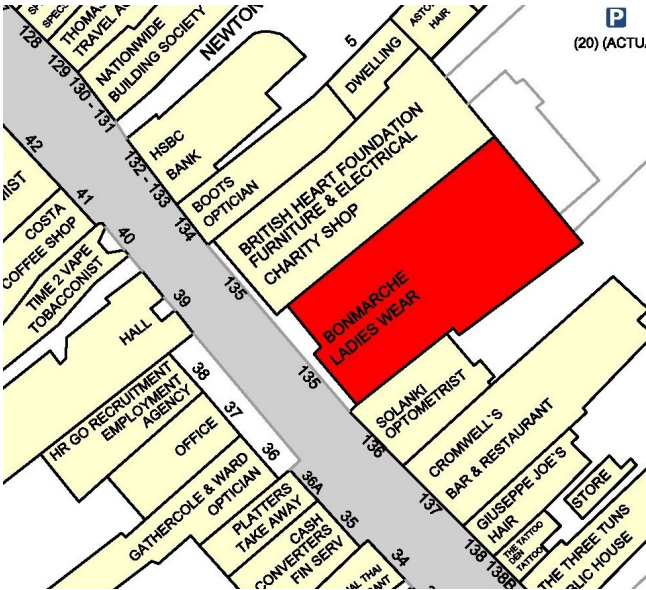
VAT is payable

EPC

Please refer to the legal pack

Tenure

Freehold



Unit	Accommodation	Tenant	Tenancy	Rent Per Annum
Unit 2, 135 High Street	Ground 655.00 sq m (7,053 sq ft) Basement First	BM Retail Limited (trading as Bonmarche)(1)	5 years from 23/03/2020	£20,000

(1) There is a six month rent free period that started on 15/06/2020. There is a tenant only break clause at the expiry of year 3 on six months' prior notice.

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