## **Cambridgeshire CB7 5DS**

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)





**Freehold Retail Investment** 

www.acuitus.co.uk

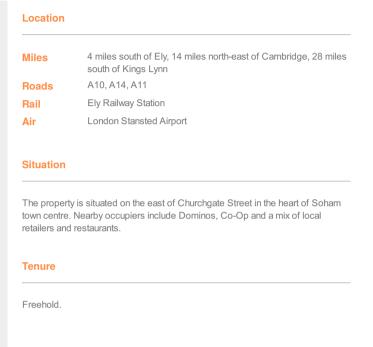
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#### **Property Information**

#### Freehold Retail Investment • Freehold Restaurant and Vacant Workshop and Self Contained Residential Uppers Parts • Restaurant Let Until 2028 (no breaks) • Busy Town Centre Location • Nearby occupiers include Dominos, Co-Op and a mix of local retailers and restaurants. Lot Auction 41 22nd September 2022 Rent Status £18,000 per Annum Exclusive Available **Auction Venue** Sector Live Streamed Auction Restaurant



Description
The property comprises a ground floor restaurant with self contained residential flat on the first floor. The property benefits from single storey workshop to the rear with vacant possession.
VAT
VAT is applicable to this lot.
Completion Period
Six week completion

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#### **Tenancy & Accommodation**

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Review/(Reversion)
Ground First	Restaurant Self Contained Flat	169.68 Not Measured	(1,826)	INDIVIDUAL t/a Ali Taj	10 years from 01/08/2018	£18,000	01/08/2023 (01/08/2028)
Ground	Workshop	145.07	(1,561)	VACANT POSSESSION			
Total Approximate Commercial Floor Area		314.75	(3,387)			£18,000	

<sup>(1)</sup> The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk)

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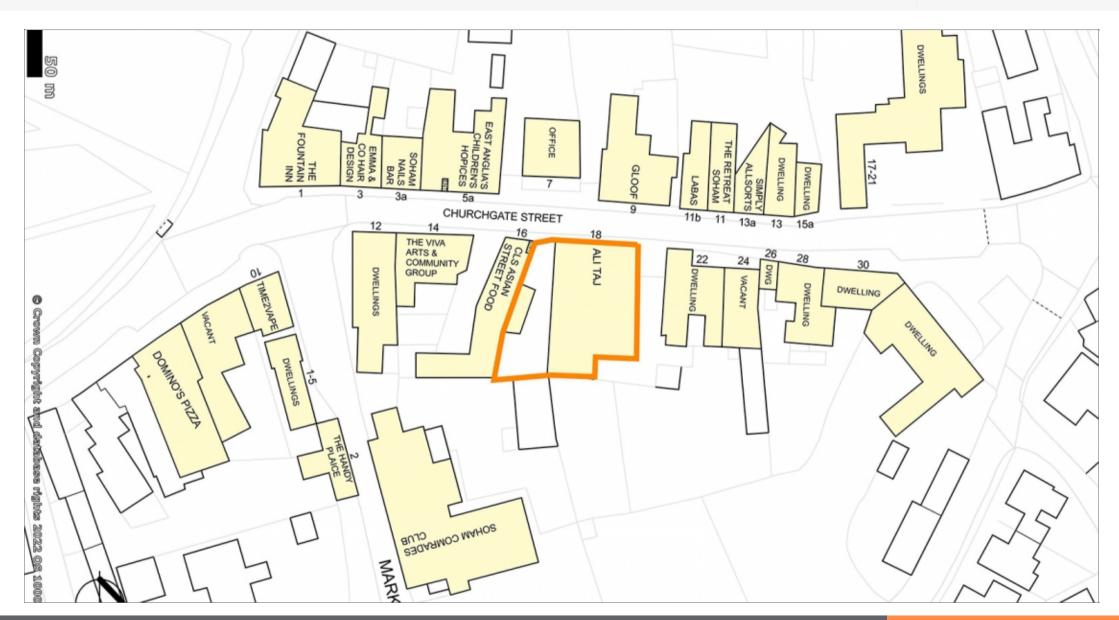




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#### **Contacts**

Acuitus

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#### **Seller's Solicitors**

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