

# Lot 1, 15 Abbeygate Street, Bury St Edmunds, Suffolk IP33 1UN

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)



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## Property Information

### Freehold Retail Investment

- Let to Savers Health and Beauty Limited
- New 5 year lease from June 2022
- Re-based rent from £53,000 pax
- Prominent corner town centre location
- Nearby occupiers include Cote, Pizza Express, Prezzo, Bill's, Caffè Nero, Starbucks, Greggs, White Stuff and Boots

#### Lot

1

#### Auction

15th December 2022

#### Rent

£40,000 per Annum Exclusive  
rising to £42,500 per annum exclusive in June 2024

#### Sector

High Street Retail

#### Status

Available

On Behalf Of a Real Estate  
Investment Trust

#### Auction Venue

Live Streamed Auction

### Location

**Miles** 26 miles north-west of Ipswich, 28 miles east of Cambridge  
**Roads** A11, A14, A134, A143, M11 (Junction 10)  
**Rail** Bury St Edmunds Railway Station  
**Air** Stansted Airport

### Situation

The property is situated in the heart of the town centre on the southern side of the busy pedestrianised Abbeygate Street, the towns main retailing thoroughfare. Nearby occupiers include Cote, Pizza Express, Prezzo, Bill's, Caffè Nero, Starbucks, Greggs, White Stuff and Boots the Chemist

### Tenure

Freehold.

### EPC

See legal pack.

### Description

The property comprises a shop arranged on the ground, basement, first and second/attic floors.

### VAT

VAT is applicable to this lot.

### Completion Period

6 week completion.

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.
Ground	Retail/Ancillary	194.86	(2,097)	SAVERS HEALTH AND BEAUTY LIMITED (2) (t/a Savers)	5 years from 17/06/2022 (3)	£40,000 (4)
Basement	Ancillary	44.60	(480)			
First	Ancillary	121.00	(1,302)			
Second/Attic	Ancillary	26.20	(282)			
<b>Total</b>		<b>386.66</b>	<b>(4,161)</b>			<b>£40,000</b>

(1) The floor areas stated above are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk))

(2) Savers are one of the largest health & beauty retailers in the world with over 500 stores throughout England, Scotland, Wales and Northern Ireland ([www.savers.co.uk](http://www.savers.co.uk)). For the year ending 31st December 2022, Savers Health and Beauty Limited reported a turnover of £567,199,000, a pre-tax profit of £40,352,000 and shareholder funds of £127,702,000. ([www.northrow.com](http://www.northrow.com) 17/11/2022)

(3) The lease is subject to a tenant only option to determine on 17/06/2025. If the tenant exercises their break option, a rent penalty of £10,625 + VAT is paid to the landlord. If the tenant does not exercise their break option then the tenant will benefit from a rent free period from 17/06/2025 - 16/09/2025

(4) The rent is subject to a fixed rental increase to £42,500 per annum from 17/06/2024



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## Contacts

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### Seller's Solicitors

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