

lot 11

112/114 High Street
Newmarket, Suffolk CB8 8JP

Rent
£121,800
per annum
exclusive

Prime Retail Investment

- Let to The Edinburgh Woollen Mill Limited and New Look Retailers Limited
- Strong trading location

- Affluent market town
- Nearby occupiers include KFC, W H Smith, Boots the Chemist and Santander



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£121,800
per annum
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Location

Miles: 13 miles east of Cambridge
14 miles west of Bury St Edmunds
Roads: M11, A14, A11
Rail: Newmarket Rail
Air: Stansted Airport (30 miles)

Situation

Newmarket is a wealthy and popular market town internationally renowned for its horse racing industry. The property is situated in a strong trading position on the northern side of High Street, Newmarket's main retail thoroughfare. Nearby occupiers include W H Smith, Boots the Chemist, Santander, KFC, Currys Digital and Pizza Express.

Description

The property is a substantial building comprising two adjoining self-contained retail units on the ground floor, with ancillary accommodation on the first floor.

Tenure

Freehold.

NB: A small part of the upper floors are excluded from the title. The seller has the benefit of an indemnity policy, a copy of which is included in the legal pack.

VAT

VAT is applicable.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
112 - Ground	Retail	154.12 sq m	(1,659 sq ft) THE EDINBURGH WOOLLEN MILL LIMITED (1)	25 years from 28/08/1992	£52,500	28/08/2012
112 - First	Ancillary	116.13 sq m	(1,250 sq ft)			
114 - Ground	Retail	230.86 sq m	(2,485 sq ft) NEW LOOK RETAILERS LIMITED (2)	25 years from 29/09/1992	£69,300	29/09/2012
114 - First	Ancillary	207.54 sq m	(2,234 sq ft)			
Totals		708.65 sq m	(7,628 sq ft)		£121,800	

(1) For the year ending 27th February 2010, Edinburgh Woollen Mill reported a turnover of £156,787,000, pre-tax profits of £22,481,000 and a total net worth of £146,198,000. (Source: www.riskdisk.com 01/03/2011)
 (2) For the year ending 27th March 2010, New Look Retailers Ltd reported a turnover of £1,167,055,000, pre-tax profits of £157,951,000 and a total net worth of £798,519,000. (Source: www.riskdisk.com 01/03/2011)
 (3) As to 112 High Street, the floor areas have been agreed between the parties

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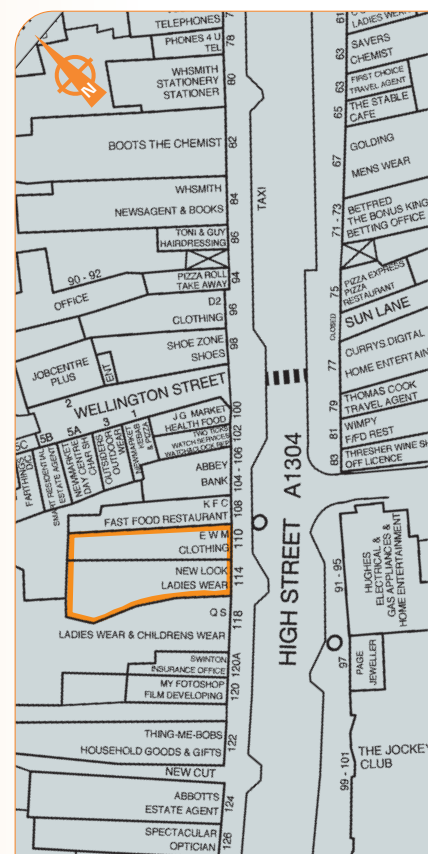
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