

lot 30

4 Market Place & 1-3A High Causeway, Whittlesey  
Peterborough, Cambridgeshire PE7 1AF

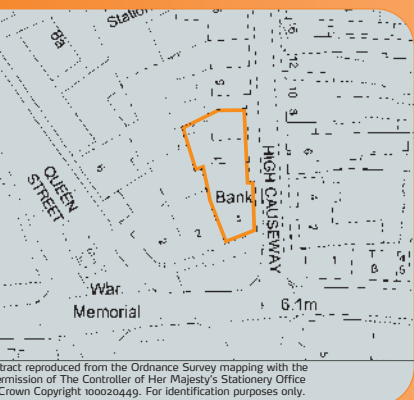
Rent  
£18,500  
per annum  
exclusive

Freehold Bank Investment

- Let to Barclays Bank plc on a 20 year lease until 2027 (subject to option)
- Nearby occupiers include NatWest Bank, Nationwide, Tote Bookmakers and Norwich & Peterborough Building Society
- Prominent attractive town centre location



On behalf of  
Peter Welborn  
and Elaine Tooke  
as Joint LPA Receivers



**Location**

Miles: 5 miles east of Peterborough  
27 miles north of Cambridge  
Roads: A1, A47, A605  
Rail: Whittlesey Rail  
Air: Stansted Airport

**Situation**

The property occupies a prominent corner position in the town centre on the north side of Market Place. Nearby occupiers include NatWest, Nationwide, Norwich & Peterborough Building Society and Tote Bookmakers.

**Description**

The property comprises a ground floor banking hall and office with ancillary accommodation on the first floor and a self-contained retail unit at 1 High Causeway.

**Tenure**

Freehold.

**VAT**

VAT is not applicable to this lot.

NB. This property is being marketed on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The LPA Receivers are not bound to accept the highest or any offer and are acting without personal liability.

**Note**

Please note we are offering the adjoining property as Lot 24 in the catalogue.

**Tenancy and accommodation**

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
4 Market Place & 1-3A High Causeway	Ground	Banking/Office Ancillary	155.98 sq m (1,679 sq ft)	<b>BARCLAYS BANK PLC (1)</b>	20 years from 12/01/2007	£18,500	29/09/2013 and 5 yearly
1 High Causeway	Ground and First		66.70 sq m (718 sq ft)	<b>INDIVIDUAL (4)</b>	999 years (to be granted upon completion)	Peppercorn	
<b>Totals</b>			<b>277.31 sq m (2,985 sq ft)</b>			<b>£18,500</b>	

- (1) For the year ending 31st December 2011 Barclays Bank plc reported pre-tax profits of £5,974,000,000 and a net worth of £54,232,000,000. (Source: riskdisk.com 18/06/2012)
- (2) The tenant has an option to determine the lease at the end of the 15th year and the lease is a full repairing and insuring lease subject to a Schedule of Condition.
- (3) As to the 2006 rent review, no notices have been served.
- (4) As to 3A High Causeway, the lease is subject to a tenant option to determine the lease on the expiry of the third and sixth years of the term. The tenant has served a Notice to end the lease on 4th October 2010.

**For further details please contact:**

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**Viewings:**

There will be only **one viewing date**, interested parties must register their details with the Auctioneers and provide identification on site. Please contact Mark Symonds.  
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**Solicitors:**

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