

29 Market Square St Neots, Cambridgeshire PE19 2AR

lot 3

Freehold Retail Investment

- Entirely let to Scope on a 10 year lease until 2022 (subject to option)
- Attractive and prosperous Cambridgeshire Market Town
- Situated in a prime position on Market Square between Iceland and M & Co
- Opposite Market Square car park
- Other nearby occupiers include Waterstones, Dorothy Perkins, New Look and HSBC

Rent
£26,000
per annum
exclusive



Location

Miles: 14 miles west of Cambridge
45 miles east of Northampton
60 miles north of London

Roads: A1, A428, M11 (Junction 13) and M1

Rail: St Neots Railway Station (direct to London Kings Cross)

Air: London Stansted

Situation

The property is situated in a prime position on Market Square directly adjacent to Iceland and M & Co and benefits from other nearby occupiers including Waterstones, Dorothy Perkins, New Look and HSBC. Excellent car parking provision is provided on the Market Square itself directly opposite the property and also to the rear where the principal town car park of 220 spaces is situated adjacent to Waitrose.

Description

The property comprises a ground floor retail unit with ancillary accommodation on the first floor.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

NB: Some of the partners of Reid Rose Gregory disclose an interest in the property.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x	Reviews (Reversion)
Ground	Retail	75.80 sq m	(816 sq ft)	SCOPE (1)	10 years from 12/03/2012 on a full repairing and insuring lease (2)	£26,000	12/03/2017 (11/03/2022)
First	Ancillary	36.51 sq m	(393 sq ft)				
Totals		112.31 sq m	(1,209 sq ft)			£26,000	

(1) For the year ending 31st March 2012, Scope reported pre-tax profits of £1,359,000 and a total net worth of £32,286,000.

(Source: www.riskdisk.com 18/01/2013). Scope was formed in 1952 and are committed to helping the lives of disabled people throughout the UK. They currently have 250 high street shop units in the UK. (Source: www.scope.org.uk)

(2) There is a tenant only option to determine the lease on 11th March 2017 subject to 6 months' prior written notice.

For further details please contact:

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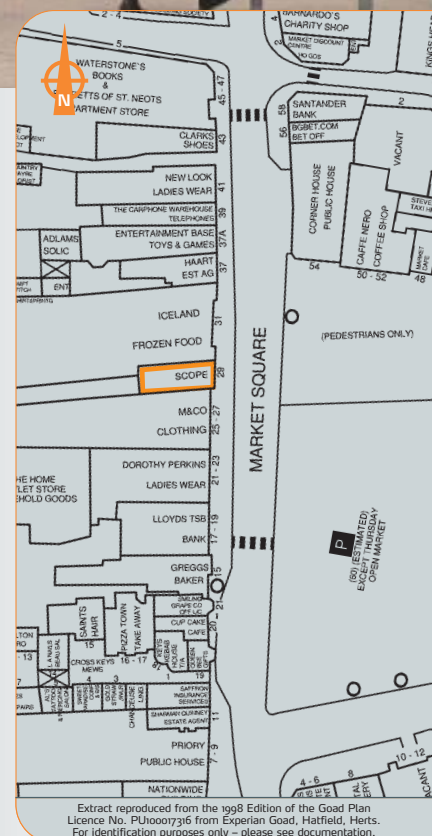
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