

lot 23

1-3 Market Place  
Market Deeping, Nr Peterborough, Lincolnshire PE6 8EA

Rent  
£64,490.27  
per annum  
exclusive  
rising to a  
minimum of  
£72,964 p.a.x.  
in 2016 (3)

Prominent Retail Investment in  
Attractive Market Town

- Ground floor let to The Factory Shop Limited (guaranteed by Original FS Holdings Limited) until 2026 (no break)
- Five yearly minimum fixed rental uplifts

- Nearby occupiers include Barclays, HSBC, British Heart Foundation and the Post Office
- Approximately 629.50 sq m (6,775 sq ft) with on-site car parking
- Six Week Completion Period Available



**Location**

Miles: 8.5 miles north of Peterborough  
39 miles east of Leicester  
Roads: A15, A1175  
Air: East Midlands Airport

**Situation**

The property is situated in a prominent corner location at the junction of Market Place and Church Street in the town centre. Nearby occupiers include Barclays, HSBC, British Heart Foundation and the Post Office.

**Description**

The property comprises a ground floor retail unit with ancillary accommodation to the rear. The property benefits from car parking and service yard areas to the rear.

**Tenure**

Virtual Freehold. Held from Octavia Estates Limited for a term of 999 years from 31st January 2007 until 3006 at a peppercorn rent.

**VAT**

VAT is applicable to this lot.

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail/ Ancillary	629.5 sq m (6,775 sq ft)	<b>THE FACTORY SHOP LIMITED (1) guaranteed by ORIGINAL FS HOLDINGS LIMITED (2)</b>	20 years from 29/08/2006 until 28/08/2026 on a full repairing and insuring lease	£64,490.27	29/08/2016 & 29/08/2021 (3)
<b>Totals</b>		<b>629.5 sq m (6,775 sq ft)</b>			<b>£64,490.27 rising to a minimum of £72,964 p.a.x. in 2016 (3)</b>	

- (1) For the year ending 1st April 2012, The Factory Shop Limited reported a turnover of £149,472,000, pre-tax profits of £6,029,000 and a total net worth of £29,074,000. (Source: www.riskdisk.com 22/02/2013)
- (2) For the year ending 1st April 2012, Original FS Holdings Limited reported pre-tax profits of £1,187,000 and a total net worth of £3,255,000. (Source: www.riskdisk.com 22/02/2013)
- (3) The rent is reviewed to 2.5% per annum compounded, or open market rental value, whichever is greater. The rent will therefore increase to a minimum of £72,964 p.a.x. in 2016 and £82,552 p.a.x. in 2021.

**For further details please contact:**

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