

# Ramsey, Huntingdon, Newtown Road, PE26 1EJ

## Retail Investment For Sale



### LOCATION

The property is located in Ramsey which is a market town situated 11 miles North of Huntingdon and 13 miles South East of Peterborough.

The Town has an immediate population of circa 7,000 people but is the focal point for the surrounding villages and communities. The Town is also scheduled for future residential growth.

### DESCRIPTION

The property comprises a 2 Storey steel framed aluminium clad purpose built superstore with car park.

### ACCOMMODATION

|                       |         |              |
|-----------------------|---------|--------------|
| Ground Floor Sales    | 1768 m2 | 19,030 sq ft |
| First Floor Ancillary | 163 m2  | 1,754 sq ft  |

### TENURE

The property is let to B & M Retail Ltd by way of a 10-year term without break expiring 16th January 2032. The lease is drafted on an FRI basis limited by way of a schedule of condition. The passing rent is £85,000 pa with a fixed increase on 17<sup>th</sup> January 2027 to £95,200 pax.

### PRICE

Offers invited.

### RATES

The information supplied by the Valuation Office Agency is as follows: -

Rateable Value £64,500

Interested parties should verify this information with the local rating authority.

### EPC

B34 – Expires January 2027

### LEGAL COSTS

Each party will be responsible for their own legal costs.

### VAT

All figures quoted are exclusive of VAT. Property to be sold as a TOGC so it is assumed that VAT will not apply.

### VIEWING

All viewings by prior appointment through this office. Contact Caren Ryan on 0121 643 9337.

### CONTACT

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