



01480 213811 grace.burke@brown-co.com



Adjacent 21 Mill Green, Warboys, Cambs, PE28 2SA

PASSING RENT: £19,500 Per Annum

Retail Premises – By Way of Assignment

- Shop Premises Located in Prominent Corner Position
- Retail Sales Area – 114.18 sq m (1,229 sq ft)
- Stores/Loading – 58.16 sq m (626 sq ft); Office – 8.00 sq m (84 sq ft)
- Generous Customer Car Parking to Front and Side of Shop
- Busy Position in Popular Village
- Available by Assignment of Lease – Four Year Unexpired
- Passing Rent - £19,500 Per Annum

Total 180.34 sq m (1,939 sq ft)



Location

Warboys is located approximately 4.5 miles to the north-east of Huntingdon, 3 miles from Ramsey and 20 miles to the south of Peterborough. With a population of approx. 3,000 people, the village offers a range of shops, pubs, primary school and social and leisure facilities. Warboys provides ready access to the A1 Trunk Road and A14 dual carriageway via the A141 with a typical journey time to the A14 of 10-12 minutes and to the A1 of 12-15 minutes.

The Property

The property comprises a single storey shop located on a prominent and busy corner position at Mill Green, Warboys. It benefits from customer car parking in front and to the side of the building and has operated as a Spar convenience store for many years. As a result of the relocation of Spar to an alternative property in the village, the shop is now available to let by way of the assignment of the existing lease.

Restrictive Covenant/Potential Retail Uses

A covenant will be imposed upon the assignment of the lease which will prohibit the use of the property as a convenience store which shall include, inter-alia the sale of groceries, beers, wines and spirits and newspapers and magazines.

Notwithstanding this restriction, the shop offers the potential for a wide range of retailing activities including (subject to planning permission being obtained as necessary) hairdresser/beauty salon, A2 (Financial Services – e.g. Estate Agent, Recruitment Consultant, etc) or B1 offices and other retail operations.

A3/A5 restaurant/takeaway uses will not be considered.

Accommodation

Retail Sales Area	114.18 sq m	(1,229 sq ft)
Stores/Loading	58.16 sq m	(626 sq ft)
Offices	8.00 sq m	(84 sq ft)
	180.34 sq m	(1,939 sq ft)

WC's (not measured)

Services

It is understood that all mains services are connected to the property and drainage is to the public sewers in Mill Green. Interested parties should however satisfy themselves as to the availability and adequacy of supplies in the context of the proposed business operation.

Terms

The property is offered by way of an assignment of a full repairing and insuring lease granted on 7th April 2001 for a term of 20 years. Accordingly the lease has an unexpired term of circa four years. The lease is not contracted out of the Security and Tenure provisions of the Landlord and Tenant Act, so a new lease is likely to be available at the end of the current term for a party requiring a longer lease. A copy of the lease is available to interested parties upon request.

Rent

The rent currently passing under the lease is £19,500 per annum, this having been agreed upon review on 6th April 2004. There was no further increase in the 2009 review. The rent is exclusive of all of the usual business outgoings and is payable quarterly in advance. No premium is sought.

Planning

It is understood that the property currently benefits from planning permission for uses falling within Class A1 (General Retail) of the Town and Country Planning (Use Classes) Order. Interested parties should however satisfy themselves as to the planning position in the context of their proposed use of the premises.

Business Rates

2017 Rateable Value: £12,000

2019/2020 Rate Poundage 49.1p/£

(Note: Transitional Relief/Charge may apply)

Viewing

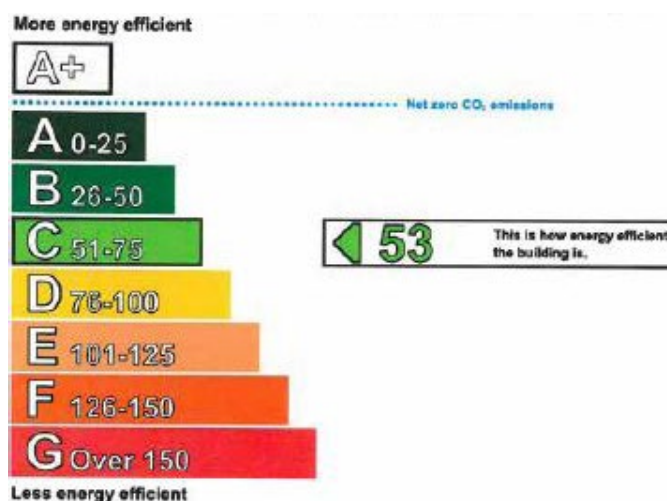
By appointment through the Sole Agent Brown & Co Barfords on 01480 213811.

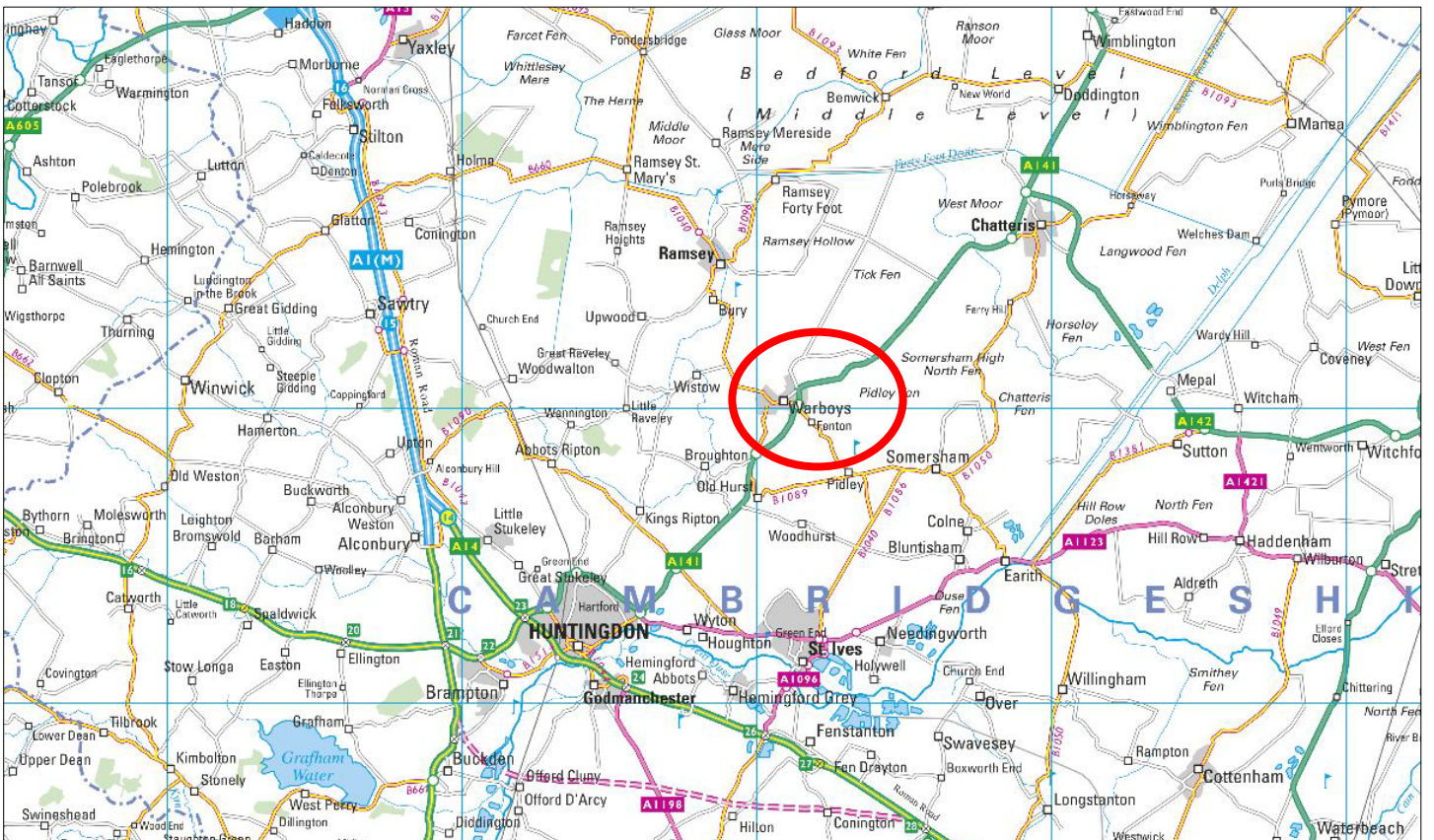
Grace Burke

01480 213811

Grace.burke@brown-co.com

EPC







IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092.