

6 SECOND DROVE

Peterborough, PE1 5XA



Key Highlights

- 4,604 sq ft
- Parking to the front of the unit
- Let to ACE Branded Tyres Ltd until 2035 without break (11 years + remaining)
- Approximately 1 mile from the city centre
- Terraced industrial / warehouse investment
- Two roller shutter doors, offices and mezzanine floor
- Eaves height of 3.96m
- Over £370,000 of income over the lease (approx. 7.4% gross yield)

Description

The property is a terraced industrial / warehouse unit with a pitched roof, together with parking to the front.

It is let to ACE Branded Tyres Ltd until 30th June 2035 (without break) on a full repairing and insuring lease. www.acetyreonline.com. Company number 08762390. The company was formed in 2013. A 1 month deposit is held.

The passing rent is £30,000 per annum with fixed increases to £32,500 per annum from July 2025 and to £35,000 per annum from July 2030. The income over the term of the lease equates to over £370,000 (approx. 7.4% gross yield).

Location

Second Drove is located off Fengate in Eastern Industry, an established industrial/commercial area approximately 1.5 miles east of Peterborough city centre.

The Frank Perkins Parkway (A1139) is approximately 1 mile west and forms part of Peterborough's dual carriageway road system which links to the A1(M), A15, A47, and A605.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	4,604	427.73	Available
Total	4,604	427.73	

Viewings

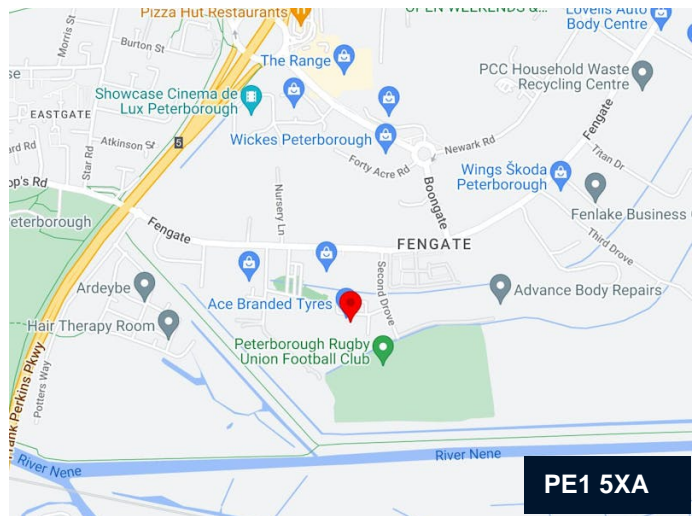
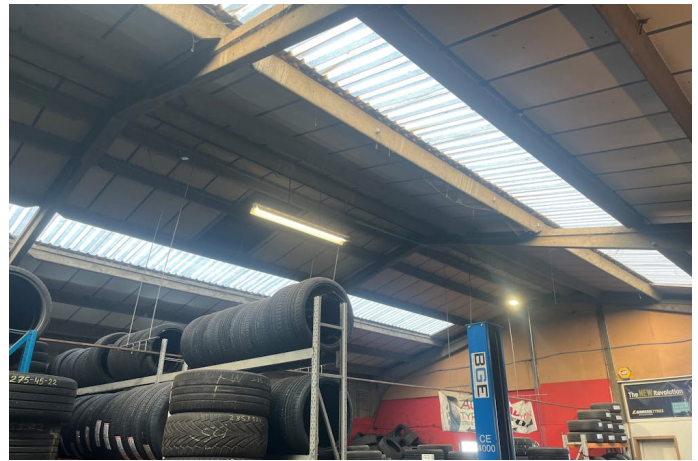
Strictly by appointment with the sole agents.

Terms

The property is available for sale subject to the existing lease - guide price of £450,000 (£97 per sq ft).

Business Rates

Rates payable: £10,978 per annum
(based upon Rateable Value: £22,000)



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