

01733 897722

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INVESTMENT FOR SALE

Eddisons

Incorporating Barker Storey Matthews



12 MARKET PLACE, WHITTLESEY, PETERBOROUGH PE7 1AB

£649,500

- Town Centre location
- Ground floor restaurant
- Four self-contained flats
- Parking to rear
- Fully let and producing £42,600 per annum

**BAR / RESTAURANT AND
FOUR FLATS**

LOCATION

The property is located on Market Place in the heart of Whittlesey Town Centre. Nearby occupiers include Wetherspoon, Subway, Sonargaon Restaurant, Betfred and Nationwide Building Society, amongst others.

Whittlesey is a strong Fenland market town located approximately 6 miles to the east of Peterborough, with a resident population in the region of 17,500 people.

DESCRIPTION

The property comprises a self-contained bar restaurant premises arranged over ground floor only. The upper parts of the property have been converted into three self-contained flats (one 2 bed and two 1 bed), with a further one bed maisonette to the rear. There is an outside courtyard area associated with the restaurant to the rear of the property, and a parking area sufficient for four vehicles to the rear.

ACCOMMODATION

The property comprises a self-contained ground floor Bar/Restaurant extending to approximately 113.71 sq m (1,224 sq ft) together with two one bed flats, one two bed flat and a further one bed two storey maisonette. The residential flats are all of a very good size and in good condition throughout. There is scope for additional accommodation to be created within the roof space, subject to planning consent.

LEASES

The property is fully let. Please see the attached tenancy summary for details of the individual leases. The property currently produces a total income of £42,600 per annum exclusive.

PRICE

The property is for sale freehold at a price of £649,500 per annum subject to the existing leases.

VAT

The property is NOT elected for VAT purposes and VAT will therefore not be payable in respect of this transaction.

LEGAL COSTS

Each party to be responsible for its own legal costs in connection with this matter.

EPC

The property is Listed and as such no EPC is in place.

LISTED STATUS

The property is Grade II Listed (List Entry Number 1228198).

VIEWING

Strictly by appointment with the sole agents:-

Eddisons
incorporating Barker Storey Matthews

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230215

For more information, visit eddisons.com
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Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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Tenancy Schedule – 12 Market Place, Whittlesey

Property	Tenant	Lease Start	Lease End	Rent Passing PA	Comments
12 Market Place (Restaurant)	Mrs K L Pavlou (Guaranteed by Mr K Pavlou)	01/09/2022	31/08/2027	£18,000	FR&I Lease. Excluded from the security of tenure provisions of the LTA 1954
Flat 12A	Mr G Lynsey	01/12/2023	30/11/2024	£5,700	Assured Shorthold Tenancy. £450 tenancy deposit.
Flat 2	Mr A Cox	01/12/2023	30/11/2024	£5,700	Assured Shorthold Tenancy. £450 tenancy deposit.
Flat 3	Mr P Whitwell	01/12/2023	30/11/2024	£5,700	Assured Shorthold Tenancy. £450 tenancy deposit.
Flat 4	Mr K Pavlou	04/02/2023	03/02/2024	£7,500	Assured Shorthold Tenancy. £625 tenancy deposit.
Total				£42,600	

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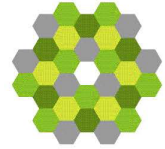
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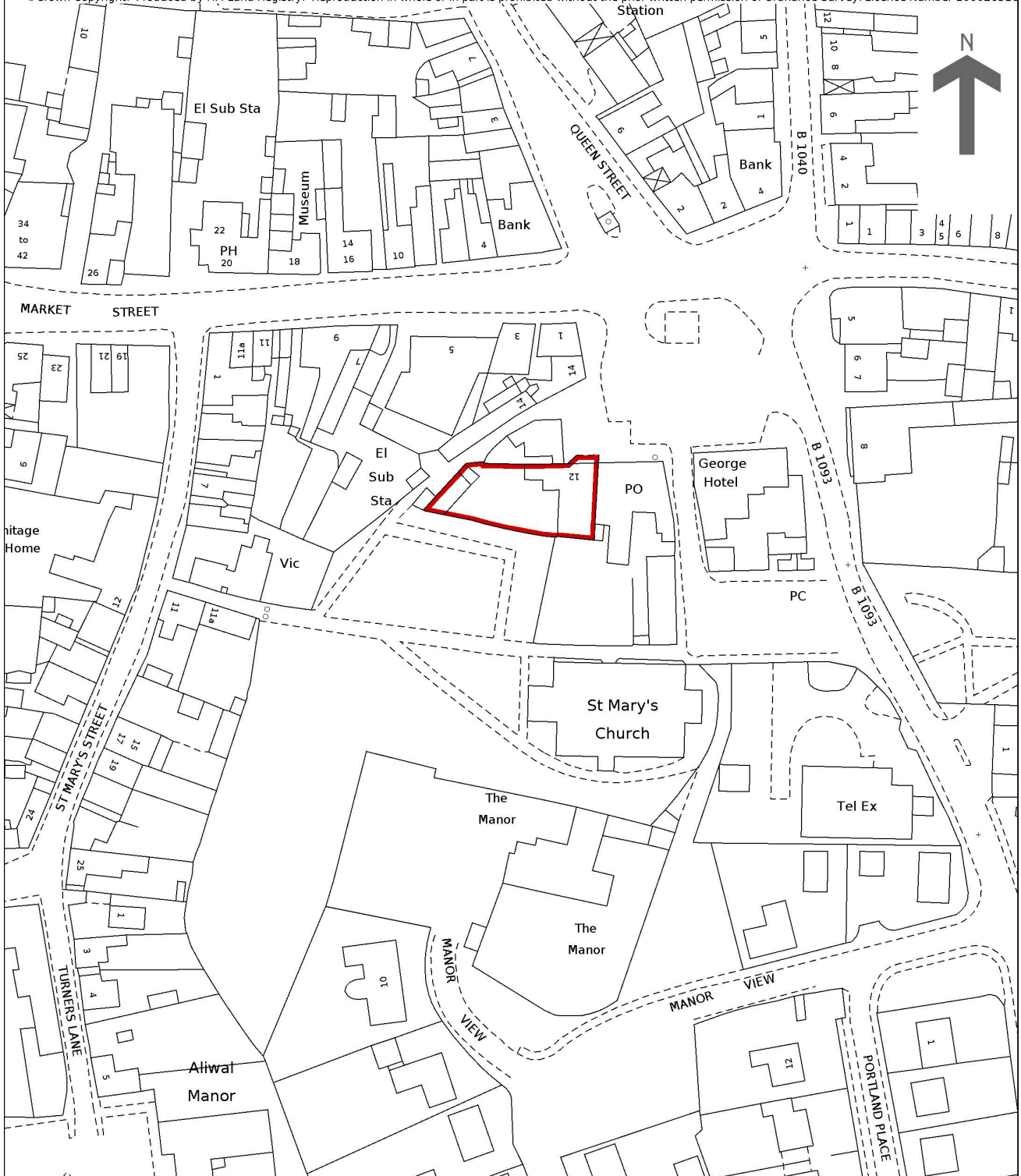
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HM Land Registry
Official copy of
title plan

Title number **CB241512**
Ordnance Survey map reference **TL2697SE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Cambridgeshire :**
Fenland



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