

01480 451578

eddisons.com

Eddisons

RETAIL INVESTMENT - FOR SALE



7C HIGH STREET

FENSTANTON, CAMBRIDGESHIRE, PE28 9LQ

Price: £95,000

Size: 398 sq ft (36.97 sq m)

- Prominent location
- Allocated parking to rear
- Price reflects a NIY of 7.24% and a gross yield of 7.37%
- Let on the basis of a 5 year lease from November '23

LOCATION

Fenstanton is a small but expanding village with a current population of approximately 3,500 and is located 2 miles south of St Ives and 11 miles north-west of Cambridge. The town is conveniently located for the A14 which is currently being upgraded and comprises a traditional village centre with a range of facilities and amenities, including a primary school, churches and convenience stores. There have been substantial residential developments surrounding the village centre in recent years, including the former dairy site providing approximately 80-90 homes.

DESCRIPTION

The property provides a highly prominent ground floor retail/office unit which is currently leased to Astrid Rose, a beauty salon and is decorated to a high standard.

Internally the property features a well presented entrance lobby with treatment rooms to either side. There is a kitchenette and WC to the back of the shop.

Externally there is allocated parking immediately behind the property with plenty of on-street parking available to the front.

The property is let on a 5 year lease from November '23 at a rental of £7,000 pa.

SERVICES

Mains electricity, and water are believed to be available to the premises.

Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

PRICE

The price is be £95,000 for the 999 year long-leasehold interest . The price reflects a NIY of 7.24% assuming purchasers costs of 1.8% and a gross yield of 7.37%.

VAT

We understand that VAT will not be charged on the price.

RATES

The tenant is liable for paying the business rates.

LEGAL COSTS

Each party to bear their own costs in relation to this transaction

VIEWING

Strictly by appointment with the sole agents:-

Eddisons

First Floor, Armstrong House
4 Sovereign Court
Lancaster Way
Ermine Business Park
Huntingdon
Cams
PE29 6XU

Contact: Matthew Hunt
matthew.hunt@eddisons.com
(01480) 451578

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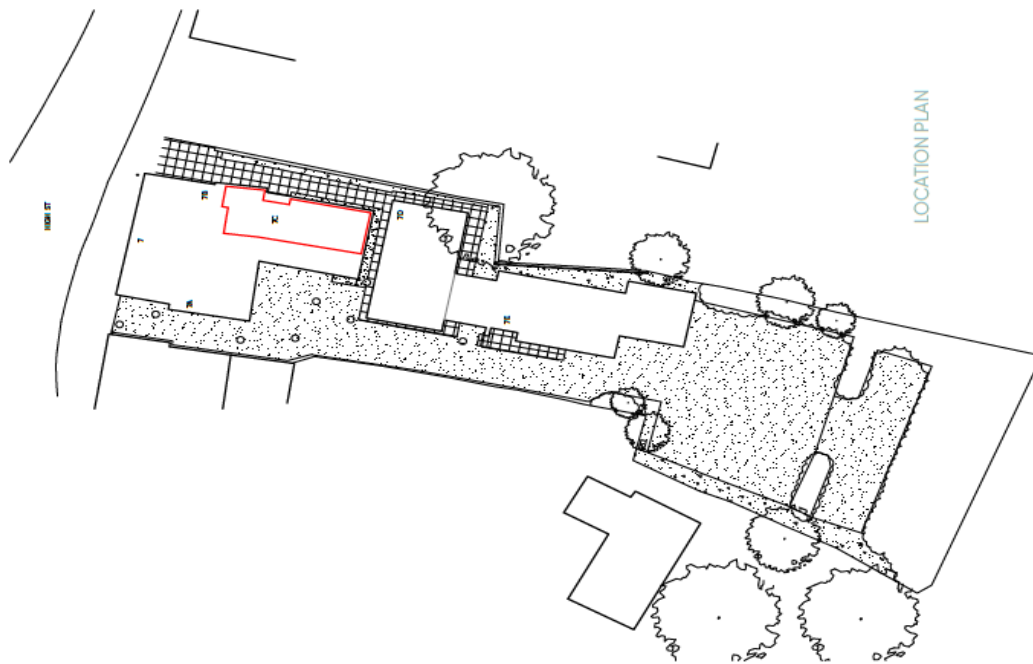


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Important Information

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