



## March

**14-16 BROAD STREET  
PE15 8TG**

### LOCATION

March is a busy Cambridgeshire market town, located on the A141 20 miles East of Peterborough and 25 miles North of Cambridge.

The premises are well located in a central position within the town.

### ACCOMMODATION

The property is a two-storey shop at the front with single storey flat roof extension to the rear. There is no staircase and the first floor is unused other than for storage and is accessed via a trap door.

The shop has a ground floor sales area of 1040ft<sup>2</sup> and an unused first floor area of 315ft<sup>2</sup>. There is an enclosed rear yard with space for a couple of cars and rear access on to Grays Lane

### LEASE

The shop is let to DP Realty Ltd, on full repairing and insuring terms, for 20 years from 2<sup>nd</sup> May 2012, running to 1<sup>st</sup> May 2032. There was a 10 year break option which has now passed, leaving a term certain of just under 9 years. The annual rent is £18,000pa. The lease terms are standard full repairing and insuring, subject to a schedule of condition. There is an outstanding rent reviews on 2<sup>nd</sup> May 2022 and a further one on 2nd May 2027.

## FOR SALE RETAIL INVESTMENT

### TENURE

Freehold for sale

### PRICE

**Offers are invited in excess of  
£257,000**

### YIELD

7% (gross)

### VIEWING

Strictly through landlord's agents, please contact 01572 822791 for further information.

**EPC** is available on request.

29 High Street East, Uppingham, Rutland, LE15 9PY

01572 822791 [www.cpship.co.uk](http://www.cpship.co.uk)

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