

# VINDIS DUCATI CAMBRIDGE

LONG INCOME MODERN WAREHOUSE/ SHOWROOM INVESTMENT  
CPIH RENTAL UPIFTS



LAKES BUSINESS PARK, CAMBRIDGE PE28 9QR

**CRE**  
PROPERTY ADVICE



## INVESTMENT SUMMARY

- Lakes Business Park is located 11 miles north-west of Cambridge and 5 miles south of Huntingdon
- Strong road links via the A1307, connecting with the A14, M11 and A1(M)
- Prominent modern warehouse unit constructed in 2015
- Recently re-fitted as a flagship Ducati motorcycle showroom
- Substantial property totalling 12,728 sq ft on a site of 1.13 acres
- Let to Vindis Group Limited until 28 June 2042 with no break options
- Total current income: £140,000 per annum (£11.00 per sq ft)
- Rent reviewed five yearly to CPIH (collar 1% per annum/cap 3% per annum)
- Price: **£2,175,000**, subject to contract and exclusive of VAT
- Net Initial Yield: 6% rising to an estimated **7%** in 2027



## CAMBRIDGE

Cambridge is an internationally renowned university city with a growing economy. The city is one of the principal locations for high technology, life sciences and research and development businesses in Europe.

Cambridge has an expanding, affluent primary catchment population of 627,000 people with one of the UK's lowest unemployment rates of 2.4%.

The city is situated approximately 50 miles north of London, 58 miles south-west of Norwich and is the administrative and commercial centre for Cambridgeshire.

The M11 Motorway connects Cambridge with London and the M25 Motorway, with the A14 dual carriageway providing links to the Midlands and east coast ports.

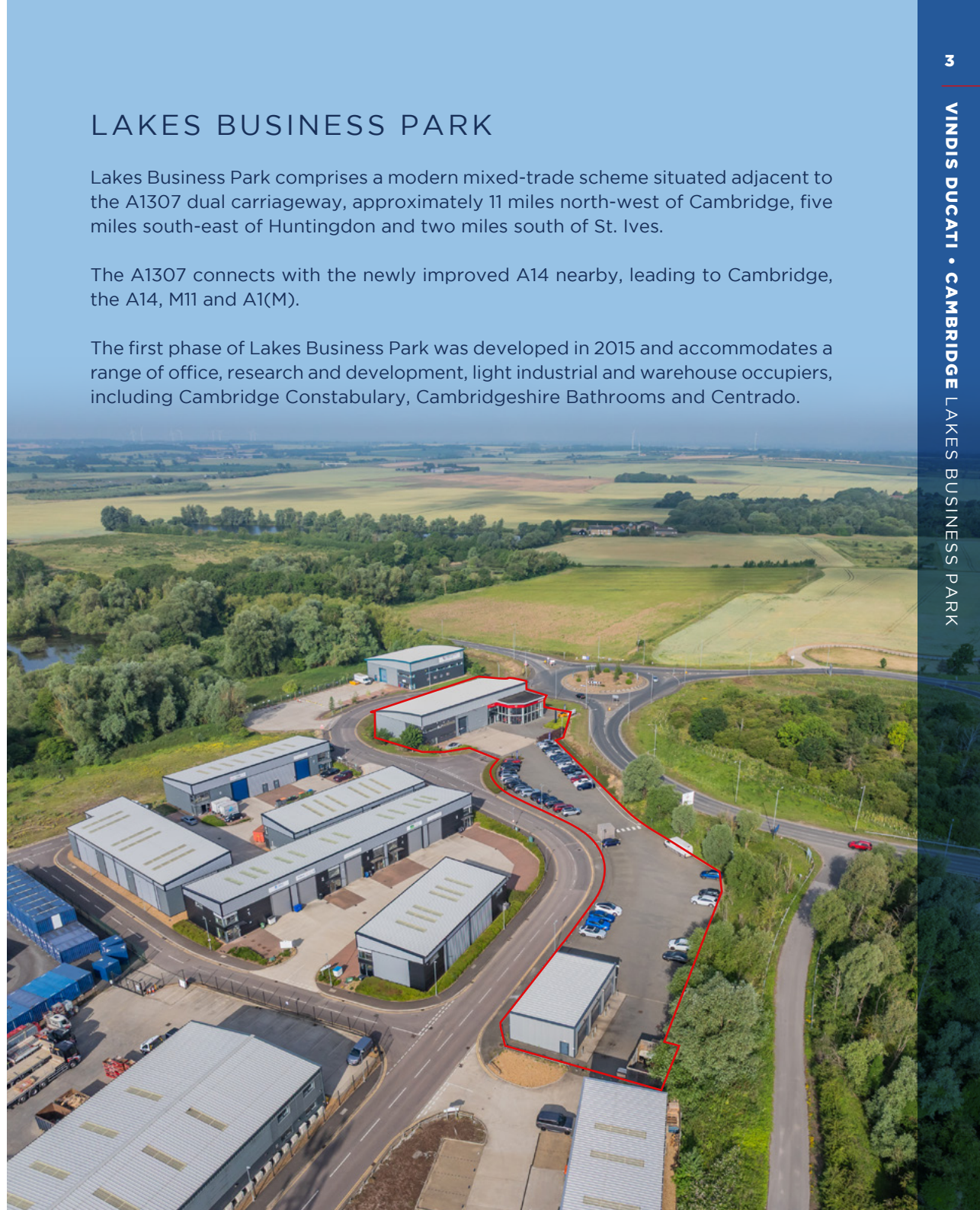
There are direct rail services to London King's Cross (48 minutes) and London Liverpool Street (1 hour 6 minutes) and London Stansted Airport is approximately 28 miles south of the city.

## LAKES BUSINESS PARK

Lakes Business Park comprises a modern mixed-trade scheme situated adjacent to the A1307 dual carriageway, approximately 11 miles north-west of Cambridge, five miles south-east of Huntingdon and two miles south of St. Ives.

The A1307 connects with the newly improved A14 nearby, leading to Cambridge, the A14, M11 and A1(M).

The first phase of Lakes Business Park was developed in 2015 and accommodates a range of office, research and development, light industrial and warehouse occupiers, including Cambridge Constabulary, Cambridgeshire Bathrooms and Centrado.



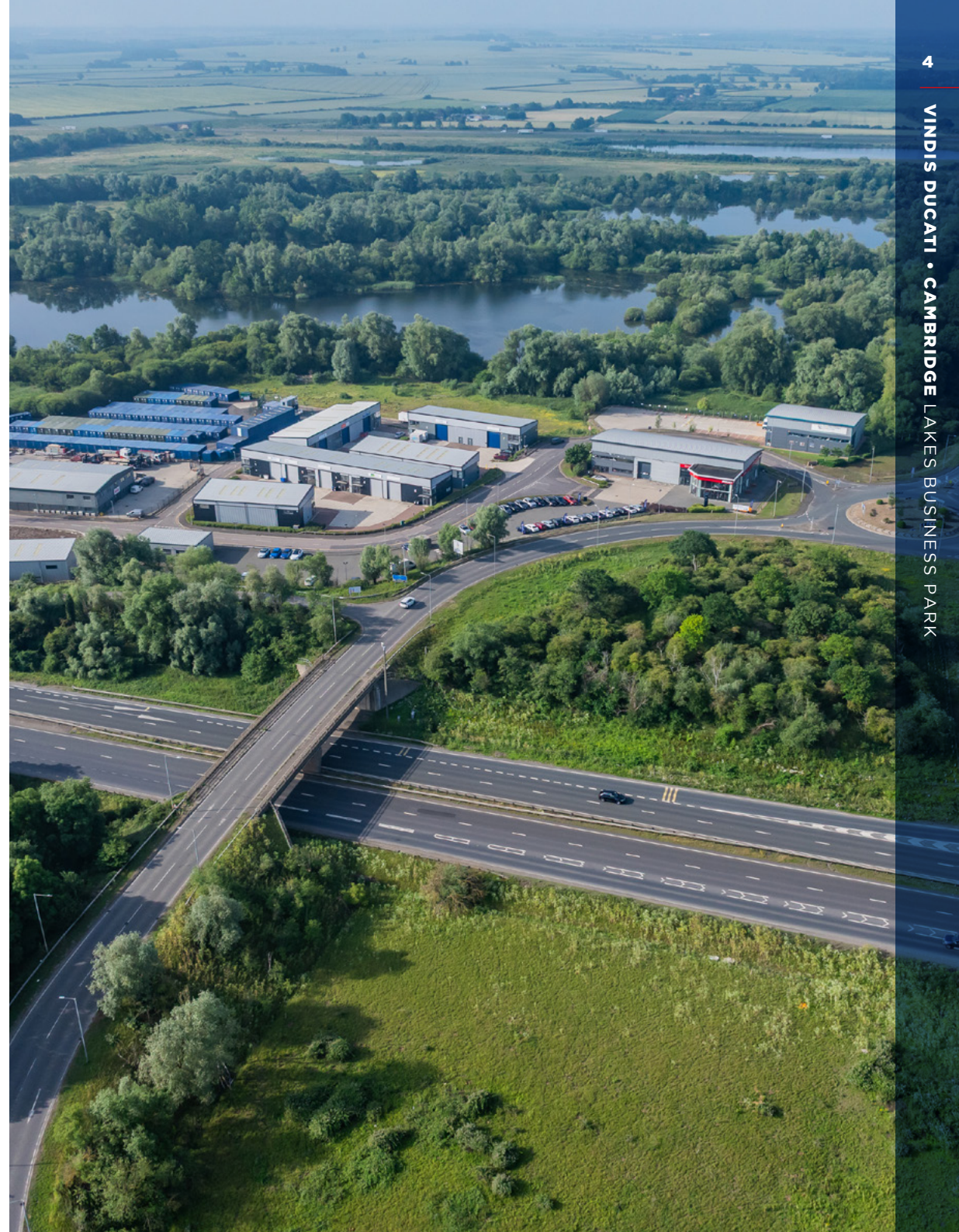
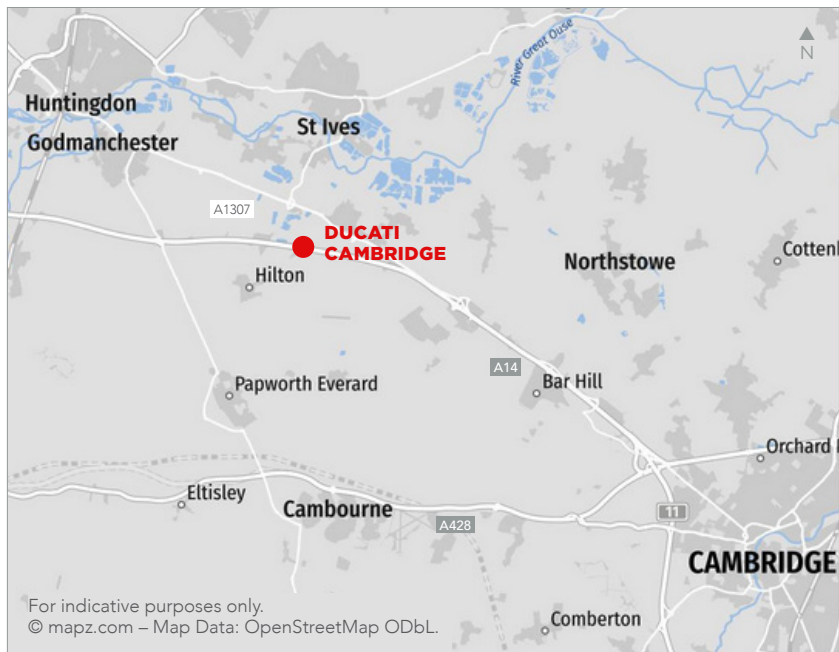
## SITUATION

The property occupies a prominent double plot at the entrance to Lakes Business Park with access from the A1307 / B1040 roundabout.

## DESCRIPTION

The property occupies a double plot at Lakes Business Park, comprising:

- A modern, high-quality detached warehouse unit of portal frame construction with glazing to the front and side elevations and metal profile cladding to the remaining elevations and roof. The unit was recently refitted to provide a flagship Ducati motorcycle showroom and workshop, together with ground and first floor ancillary storage and office accommodation.
- External surface display and parking area for 64 vehicles, plus an additional detached valet wash bay.



## ACCOMMODATION

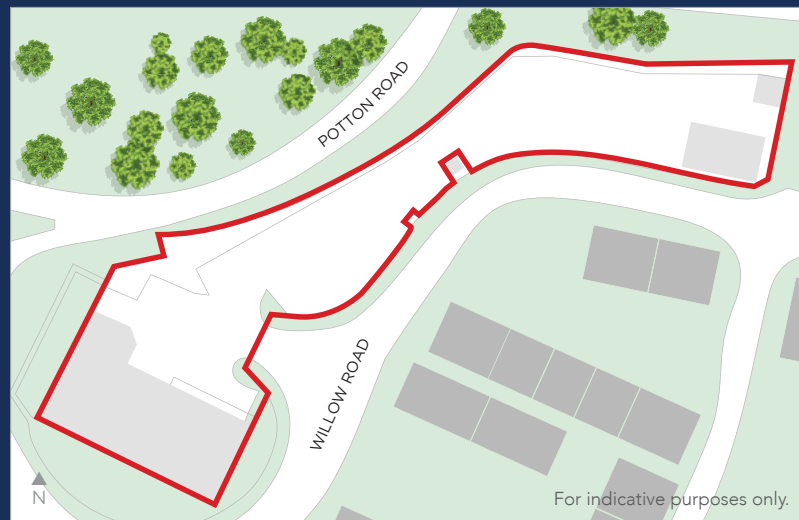
Floor	Area sq ft
Ground Floor Showroom	4,006
Ground Floor Workshop	3,765
Ground Floor Parts	994
Ground Floor Anc	266
First Floor Offices	1,179
First Floor Storage	747
First Floor Mezz	206
Valet Wash Bays	1,565
<b>Total GIA</b>	<b>12,728</b>

## SITE AREA

The site area is 1.13 acres, with a site cover of under 20%. There is the potential for further development on the site as the property occupies two plots, originally intended for two warehouse units.



FOR INDICATIVE PURPOSES ONLY.



## TENURE

Freehold.

## TENANCY

The property is let to Vindis Group Limited on a 20 year full repairing and insuring lease from 29 June 2022 (expiring on 28 June 2042). There are no options to break.

The current rent is £140,000 per annum. The rent is subject to five yearly, upward only rent reviews to CPIH with a collar of 1% per annum and a cap of 3% per annum, compounded.

## RENTAL INCOME

Based on an annual increase of 3% per annum, the rent will increase as follows:

Current:	2027	2032	2037
£140,000 pa	£162,298 pa	£188,148 pa	£218,115 pa

## RENTAL ANALYSIS

The current rent of £140,000 per annum reflects a low rate of £11.00 per sq ft, rising to an estimated £162,298 per annum in 2027, which reflects approximately £12.75 per sq ft, based on a total floor area of 12,728 sq ft, with no value applied to the large external display/parking area.

This rent compares favourably with nearby industrial, warehouse and car showroom rents and as such we anticipate there to be excellent potential for rental value growth.

There is also the future potential to develop further on the eastern end of the site, subject to planning.

## COVENANT INFORMATION

Headquartered in Huntingdon, Cambridgeshire, Vindis Group Limited is one of the UK's largest privately owned and family-run car dealership groups with 16 dealerships located across six counties in England. In addition, Vindis has two trade parts divisions and a Fleet Centre.

The company was founded in 1960 and specialises in car, van and motorcycle brands including Audi, Ducati, Škoda, SEAT, CUPRA, Volkswagen and Volkswagen Commercial Vehicles.

The most recently filed accounts for the year to 31 December 2024 show a turnover of approximately £387m and a gross profit of £44.4m. A copy of the accounts is available on request.

Ducati is a premium Italian motorcycle manufacturing company headquartered in Bologna, Italy. The company has been owned by Lamborghini since 2012, whose parent company is Audi, part of the Volkswagen Group.





## PLANNING

The property was granted consent under ref: 15/01833/FUL for a material change of use from B1/B2/B8 to sui generis use (car workshop and retail of motor vehicles and parts) and under ref: 15/02367/FUL to be converted to a commercial vehicle dealership, plus new valet building.

## ANTI-MONEY LAUNDERING

In order to comply with Anti Money Laundering legislation, the successful purchaser will be required to provide certain identification documents.

The required documents will be confirmed to and requested from the successful purchaser at the relevant time.

## EPC

Energy performance certificates are available upon request.

## VAT

The property is elected for VAT purposes. It is anticipated that the sale will be treated as a transfer of a going concern (TOGC).





## PROPOSAL

We have been instructed to seek offers of around **£2,175,000**, subject to contract and exclusive of VAT. A purchase at this level would reflect a net initial yield of approximately 6% rising to an estimated **7%** in 2027, assuming standard purchaser's costs, showing the following yield profile assuming 3% per annum rental uplifts:

Current:	2027:	2032:	2037:
£140,000 pa	£162,298 pa	£188,148 pa	£218,115 pa
6.00%	7.00%	8.14%	9.43%

## FURTHER INFORMATION



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 SUBJECT TO CONTRACT **June 2026**