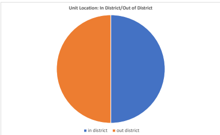
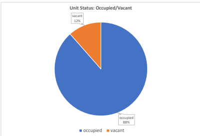
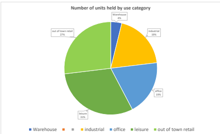
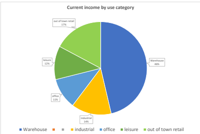
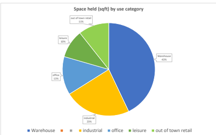
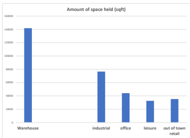
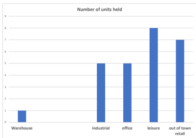
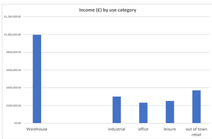
Category	Location	In District?	Centre/Street	Unit	Postcode	Tenant (name on lease)	Current Rent £pa	ERV / Contracted	Unit size Square Feet	£/sqft	Frequency Invoiced	lease rent payment terms	Term of years	Start date	End date	Break Clause	Break notice period	Next Rent Review if any	Rent Review/ Lease Renewal status	EPC cert	Comments
Warehouse	Castleford	Out	Freeway Drive, Wakefield Europort	Unit 4	WF10 5QH	CMS Distribution Ltd	£ 996,832	£ 1,063,770	141,836	£7.03	Monthly in advance	Monthly in advance	10yrs	06/02/19	05/02/29	No	n/a	n/a	2024 review completed; no further reviews due.	B38	Rent increased from £819,323pa to £996,832.01 from 06.02.24 based on cap and unit is therefore likley under rented. ERV in range £1.06/£1.09M. Several unsolciitasted indicative offers in range £17-17.5M and possible Interest in F/H from the tenant. Offers received are good but there is significant demand for this type of property and it is quite possible that it could be bettered when exposed to competition. The tenant has expressed interest in renewing lease for longer term. HDC get a good income from this site but, it comprises a very large proportion of their rental income. The value of the investment will depreciate as the lease end approaches (Feb '29) and, if the tenant vacates there will be significant risk in holding an empty unit until it is re-let, particularly so distant from Huntingdon. This is a proirity to seek to engage with the tenant and try to regear the lease to secure longer term occupation which will also enhance capital value and remove void risk.initial discussion have
Office	Fareham	Out	Solent Business Park	1400	PO15 7AF	Vacant	£ -	£ 270,650	11,517	£0.00	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	B26	Refurbishment complete. Marketed at £23.50/sf on a floor by floor basis. EPC B achieved as expected. Several recent viewings and HoTs out to Addinstone Insurnace and lease now being completed on the First Floor with Corrigenda who occupy a building to the rear. Proposal to both parties on terms similar to the IFAST deal ie £23.50 psf with 1/2 rent for two years.
Office	Fareham	Out	Solent Business Park	GF 1500	PO15 7AF	Ifast Diagnostics	£ 44,833	£ 91,697	3,902	£11.49	Quarterly	Quarterly	6	28/10/24	27/10/30	28/10/27	6m	fixed inc yr 3 when 1/2	n/a	B28	1/2 rent for 2 yrs (equiv 1 yr rent free - break penalty of 6m rent if break exercised). Headline rent ignoring rent free is £23.50 psf.
Office	Fareham	Out	Solent Business Park	FF 1500	PO15 7AF	Ifast Diagnostics	£ 12,000	£ 89,746	3,902	£3.08	Quarterly	Quarterly	5	10/10/25	27/10/30	27/10/2026	2m	n/a	n/a	B28	Let to Ifast, c5yr lease with break and termination dates as GF lease. Rent £89,746pa but confidential side letter reducing this to £12k pa until 28/10/26. Tenant to pay full rates & SC. Mutual breaks on 2m notice until 28/10/26.
Office	Fareham	Out	Solent Business Park	SF 1500	PO15 7AF	Vacant	£ -	£ 80,323	3,418	£0.00	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	B28	Marketed at £23.50/sf on a floor by floor basis. There is tentative interest but currently nothing of substance.
Office	Hitchin	Out	Wilbury Way	Centre 33	SG4 0TP	Wilmott Dixon	£ 175,000	£ 223,250	21,358	£8.19	Quarterly	Quarterly	15yrs	01/12/13	30/11/28	01/12/26	6m	01/12/23	Savills instructed to negotiate RR on behalf of HDC	C66	Wilmott Dixon have a commitment to achieving net zero carbon emissions by 2030. They say they would liket to stay in this building but would leave at lease end if the energy efficiency can't be upgraded. They would like us to fund or at least part fund the cost, which they estimate at £2.5m. They are open to a lease re-gear but would only want a short term commitment. This does not justify the expenditure they want HDC to incur. Implementation of Dec '23 RR had been purposefully delayed due to Tenant break and discussions re possible refurbishment and lease re-gear. Valuation advice from Savills demonstrates, as expected, that substantial HDC investment (as sought by Tenant) cannot be justified but there is some evidence for an increase on review. Savills instructed to proceed with Rent Review and offer recived at 223250 which is being reviewed. Tenant asked if they would be interested in freehold acquisition (without any committment to this from HDC). If tenant does not exercise break
Industrial	Huntingdon	In	Stonehill	2	PE29 6ED	Vacant	£ -	£ 230,000	35,056	£0.00	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	D92	Vacant since Feb 23. Asking £250,000pa. Previously let at £180,000pa frpm Jan '21 . Feedback from viewings is that there is too high an office content, no direct vehicular access into the northern warehouse and limited parking. Broken into & severely damaged - loss not insured. Full refurbishment required. This gives potential for reconfiguration and possible inclusion of rear land which otherwise has limited access. As a minimum remove mezzanine to reduce office content and increase industrial space. Alternatively, part could be demolished to give access to develop rear land. Quotes being obtained for feasabilitiy studies. Unit back on the market and several recent viewings including Benson For Beds, Merchant Steel Solutions and strong interest from SF Engineering Group currently based in St Ives. We are currently trying to get a proposal from them on the basis of a
Industrial	St Neots	In	Little End Road	21a	PE19 8JH	Concept Engineering Consultants	£ 73,200	£ 76,000	9,757	£7.50	Monthly in advance	Monthly in advance	short term licenc	25/07/25	28.02.26	mutual on 1m notice	1m	n/a	n/a	C61	Temporarily let since Feb '25. Recently renewed to end June 26 at an increased rent of £73,200 (from £69,600). Licence fee includes service charge. Solicitors instructed for a longer term letting from 1st August 26 with Ultrasip panels for a 10 year lease at £76,000 pax.
Industrial	St Neots	In	Little End Road	21b	PE19 8JH	Saint Flooring South Ltd	£ 90,000	£ 92,500	12,351	£7.29	Quarterly	Traditional quarter days	10yrs	06/07/18	05/07/28	Expired - not triggered	n/a	n/a	6/7/23 RR completed	D92	Rent increased from £64,843pa pa (£5.25/sqft) to £90,000pa (£7.29/sf) with effect from 16/7/23.
Industrial	St Neots	In	Little End Road	23a	PE19 8JH	AMR Fabrications	£ 61,500	£ 73,000	8,650	£7.11	Quarterly	Traditional quarter days	3yrs	06/02/25	05/02/28	Annual	3m	n/a	Not yet due	D76	Lease completed Feb '25. Fixed increase to £63,500 in June 26. Lease contains annual breaks.
Industrial	St Neots	In	Little End Road	23b&c	PE19 8JH	Howden Joinery Properties Ltd	£ 76,000	£ 80,655	10,752	£7.07	Quarterly	Traditional quarter days	10yrs	12/01/16	11/01/26	n/a	n/a	n/a	Eddisons instructed to negotiate lease renewal on	C75	Eddisons report advises estimated market rent of bewteen £80,655 (£7.50 psf) and £86,032 (£8.00 psf)and opened negotiations at £87,500. Tenant response awaited. we will allow a couple of weeks for a response before we serve S25 notice to protect HDC position.
Leisure	St Neots	In	Rowley Arts Centre	1	PE19 1BG	Pizza Express (Restaurants) Ltd	£ 50,400	£ 50,400	3,067	£16.43	Quarterly	Traditional quarter days	25yrs	14/03/14	13/03/39	n/a	n/a	14/03/29	Nil increse at '24 RR.	B45	Rent was ££72kpa when aquired but reduced by 30% to £50,400pa as a result of a CVA.
Leisure	St Neots	In	Rowley Arts Centre	2 & 3	PE19 1BG	Gainz Fitness & Strength	£ 80,000	£ 80,000	6,650	£12.03	Monthly in	Monthly in advance	10	13/05/25	12/05/35	13/05/30	6m	13/05/30	Not yet due	B46/C53	Let as a gym with ancillary café to former tenant of Unit 4 who relocated to larger unit. Unit 4 lease surrendered. 10m rent free now washed through. RR at yr 5 is in line with RPI, max 4%pa min 2%pa. Tenant seeking to sublet
Leisure	St Neots	In	Rowley Arts Centre	4	PE19 1BG	Saints Pool and Sports Club Ltd + 3	£ 30,000	£ 32,500	2,500	£12.00	Monthly in advance	Monthly in advance	5yrs	21/07/25	20/07/30	28/07/28	6m	Fixed increase to £32,500pa	Not uet due. Fixed increase	D192	Let. 8m rent free to allow for fit out. 3m rent deposit held. £12,500 to be paid to HDC if tenant breaks lease. Use is a pool/sports club with ancillary bar.
Leisure	St Neots	In	Rowley Arts Centre	5	PE19 1BG	Cine-Uk Ltd	£ 90,000	£ 90,000	18,600	£4.84	Quarterly	Quarterly in arrears	25yrs	23/05/14	22/05/39	30/9/27	30 days	23/5/29	23/05/29	B35	Cineworld underwent a court approved financial restructure which reduced the rent payable for this unit to 50p per cinema admission, + insurance and service charge.A deed of variation has now been agreed to reset the rent to £90,000pax.,
Leisure	St Neots	In	Rowley Arts Centre	Car Park	PE19 1BG	None - to be HDC operated	-		-	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Brittania Car Parking's management agreement was ended on 30th April '24. a lease. The running of the car park it being brought in house. Delayed until after elections
Leisure	St Neots	In	Rowley Arts Centre	Flat 10	PE19 1BG	Can John Pekdemir	£ 250	£ 250	592	£0.42	Annually in	Annually in advance	125yrs	01/01/14	31/12/38	n/a	n/a	01/01/39	Not yet due	C77	Rent due to double every 25yrs
Leisure	St Neots	In	Rowley Arts Centre	Flat 10a	PE19 1BG	Lynn Richmond	£ 250	£ 250	581	£0.43	Annually in	Annually in advance	125yrs	01/01/15	31/12/39	n/a	n/a	01/01/40	Not yet due	C76	Rent due to double every 25yrs
Leisure	St Neots	In	Rowley Arts Centre	Flat 10b	PE19 1BG	Lynn Richmond	£ 250	£ 250	635	£0.39	Annually in	Annually in advance	125yrs	01/01/15	31/12/39	n/a	n/a	01/01/40	Not yet due	C75	Rent due to double every 25yrs
Out of town	Sudbury	Out	Shawlands Retail Park	Unit 1	CO10 2BG	Pure Gym	£ 95,000	£ 95,000	6,500	£14.62	1M	Mthly adv 1st	15yrs	11/04/25	10/04/40	10/04/35	6m	10/04/30	Not yet due	B 48	New lease. 1yr rent free to allow for fit out now washed through. 5yr RRs to RPI (max 3% min 1% pa
Out of town	Sudbury	Out	Shawlands Retail Park	Unit 2	CO10 2BG	Halfords	£ 73,550	£ 73,550	5,000	£14.71	1M	Mthly adv 1st	5	01/11/24	31/10/29	n/a	n/a	n/a	Not yet due	C73	Lease renewal for 5yr term @£73,550pa (equiv £13.23/sf after incentives); *1/2 rent in 1st yr & consent for We-
Out of town retail	Sudbury	Out	Shawlands Retail Park	Unit 3	CO10 2BG	Pets at Home	£ 60,032	£ 60,305	4,287	£14.00	1M	Mthly adv 1st	5 yrs	01/10/2019	30/09/24	No	n/a	n/a	Tems for renewal being	C 65	Pets at Home want to renew lease. Legal process triggered. They have asked for 5yr term with 12m @ 1/2 rent starting from April. We have agreed terms for new 5yr lease at the passing rent.This is not as strong as Farmfoods
Out of town	Sudbury	Out	Shawlands Retail Park	Unit 3A	CO10 2BG	Farmfoods	£ 63,500	£ 63,500	4,243	£14.97	3M	Trad qtr adv	10yrs	09/08/24	08/08/34	09/08/29	6m	09/08/19	Not yet due	D 81	Lease renewed with effect from 9/8/24. Rent increase gained and no incentive given. Farmfoods trade well from
Out of town retail	Sudbury	Out	Shawlands Retail Park	Unit 4	CO10 2BG	Multi-Tile Limited (t/a	£ 66,750	£ 66,750	4,521	£14.76	1M**	Trad qtr adv	5 yrs	08/12/23	07/12/28	No	n/a	n/a	Not yet due	C 56	Headline rent £66,750pa as before but incentive granted equivalent to 6m rent free but spread as reduced rent over first 3yrs (equiv to ave rent of £60,075pa or £13.29/sf) . **Monthly rents accepted by side letter as long as
Out of town retail	Sudbury	Out	Shawlands Retail Park	Unit 5	CO10 2BG	Poundland	£ 12,000	£ 110,000	8,399	£1.43	1M	Mthly adv 1st	10 yrs	27/11/14	26/11/24	n/a	n/a	n/a	Terms for renewal being negotiated	C 54	The tenant served a s26 notice requesting a new lease at a low rent. We opposed their suggested terms but reach agreement at a revised rent of £117,500 (previous £130,00 and over rented) with a short rent free. Tenant subsequently decided to withdraw and not renew. We have agreed a short term occupation to keep the store open while we find a new tenant. Early interest from Next and Farmfoods but both have now decided not to
Out of town retail	*Sudbury*	Out	*Shawlands Retail Park*	*Unit 6*	*CO10 2BG*	*SME Trading Limited (t/a KFC)*	*£ -*		*2,339*	*n/a*	*N/A*	*N/A*	*125 yrs*	*14/08/03*	*13/08/28*	*n/a*	*n/a*	*n/a*	*n/a*		*125yr lease with peppercorn annual rent. Tenant contributes to centre service charge*
							£ 2,151,347	£ 3,094,346	330,413												

Categor	Sqft	unit cour	income	in district	out distri	occupie	vacant
Warehou	141836	1	£996,832.01	0	1	1	0
industria	76566	5	£300,700.00	5	0	4	1
office	44097	5	£231,833.00	0	5	3	2
leisure	32625	8	£251,150.00	8	0	8	0
out of town r	35289	7	£370,832.00	0	7	7	0
total	330413	26	£2,151,347.01	13	13	23	3