Berkshire SL5 9DN

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)





Convenience Store Investment

Location

Miles

Roads

Situation

Rail

Berkshire SL5 9DN





Property Information

Convenience Store Investment

- Let to One Stop Stores Ltd (wholly owned by Tesco) on a New Lease until May 2038 (No Breaks)
- 5 Yearly Rent Reviews Linked to the Consumer Price Index (CPI)
 Subject to a Minimum of 1% Per Annum Compounded and a Maximum of 3% Per Annum Compounded
- Substantial Ground Floor Convenience Store with Significant Frontage
- Total Floor Area of Approx. 239.04 sq m (2,573 sq ft) with Parking for 8 Cars
- Prominent Location in Highly Affluent Area
- VAT Free Investment

_ot	Auction
13	9th July 202

Rent Status £47,500 per Annum Exclusive Available

Sector Supermarket

Auction Venue

Live Streamed Auction

world famous Ascot Racecourse and its vibrant High Street. Ascot benefits from excellent communications via the A329, A332 and A30 additionally with the M3 and M25 situated some 5 miles to the east. Ascot Railway Station provides a regular direct service to London Waterloo (57 mins). The property is conveniently located on the junction of Oliver Road, Station Hill and Brockenhurst Road, well situated to service the wider residential area.

Ascot is a highly affluent Berkshire town, most notable for being home to the

miles east of Reading, 8 miles south of Slough

M3, M25, A329

Ascot Railway Station

London Heathrow Airport

25 Miles west of Central London, 12 miles north of Guildford, 13

Tenure

Virtual Freehold. Held for a term of 999 years from completion of the sale at a fixed peppercom ground rent.

Description

The property comprises a substantial ground floor convenience store with a prominent corner frontage and with the benefit of car parking for 8 cars.

VAT

VAT is not applicable to this lot.

Completion Period

Six week completion

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Floor	Use		Floor Areas Approx sq ft		Term	Rent p.a.x.	Review/(Reversion)
Ground	Convenience Store	239.04	(2,573)	ONE STOP STORES LIMITED (CRN: 02462858) (1)	15 years from 24/05/2023 (2)	£47,500	24/05/2028 24/05/2033 (23/05/2038) Rent reviews linked to Consumer Price Index (CPI) (3)
Total Approximate Commercial Floor Area		239.04	(2,573)			£47,500	

⁽¹⁾ One Stop Stores Limited (CRN: 02462858) have been a subsidiary of Tesco since 2003 and trade from over 1,000 shops across the UK (www.onestop.co.uk). For the year ending 25/02/2023, One Stop Stores Limited (CRN: 02462858 reported a turnover of £1,171,345,000, a pre-tax profit of £15,424,000 and a net worth of £54,416,000 - a part of Tesco Plc (www.northrow.com).

⁽²⁾ The lease is outside of the security of tenure provisions of the Landlord and Tenant Act 1954.

⁽³⁾ The lease provides for the rent to be reviewed 5 yearly and linked to the Consumer Price Index (CPI) subject to a minimum of 1% per annum compounded and a maximum of 3% per annum compounded.

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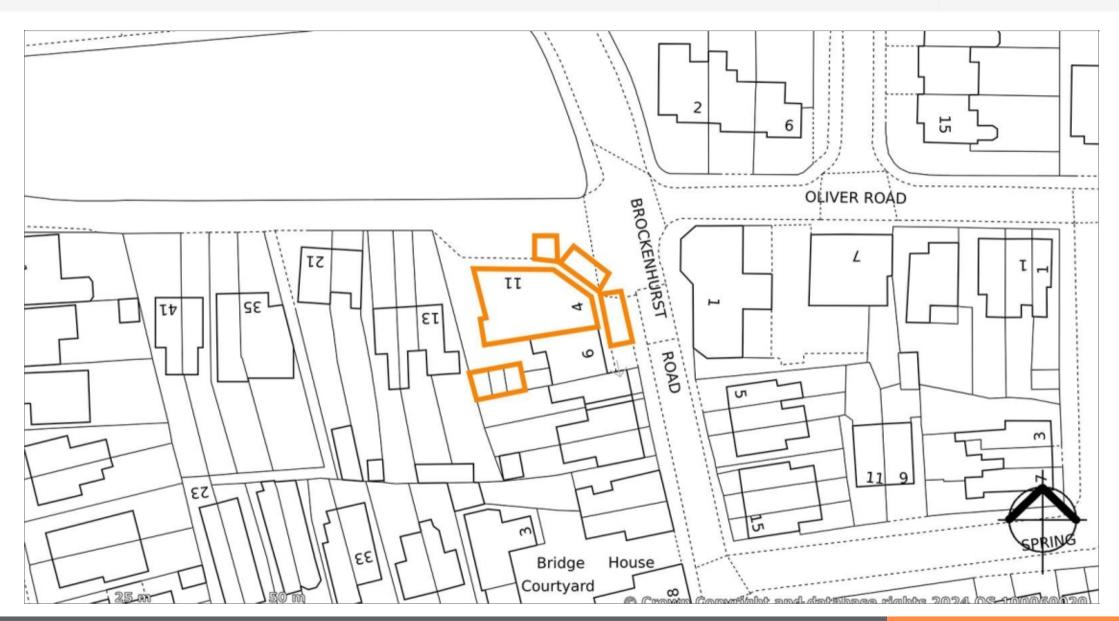


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