

lot 10

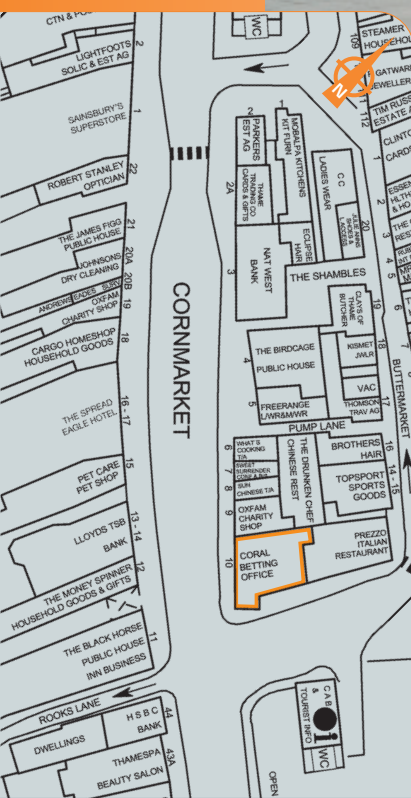
10 Cornmarket Thame, Oxfordshire OX9 3DX

Rent
£53,500
per annum
exclusive,
rising to a
minimum of
£60,905
in 2016

Freehold Retail/Office Investment in
Affluent Market Town

- Entirely let to Coral Racing Limited until 2027
- Prominent retail position in town centre location
- Located in affluent Oxfordshire market town

- Minimum fixed rental increase in 2016 and 2021
- Nearby occupiers include HSBC, Lloyds TSB, NatWest and Prezzo



Location

Miles: 9.6 miles south-west of Aylesbury
14.2 miles east of Oxford

Roads: A418, M40 (Junction 7)

Rail: Haddenham & Thame Parkway Railway Station

Air: London Heathrow

Situation

The property is situated in a prominent retail position on the northern side of North Street and Cornmarket, Thames' principal retailing thoroughfare. Nearby occupiers include HSBC, Lloyds TSB, NatWest and Prezzo.

Description

The property comprises a ground floor retail unit with self-contained office accommodation on first floor.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	142.03 sq m	(1,528 sq ft)	CORAL RACING LIMITED (t/a Coral) (1) (2)	16 years from 03/02/2011 until 02/02/2027 on a full repairing and insuring lease	£53,500	24/06/2016 and 24/06/2021 (3)
First	Offices	94.70 sq m	(1,019 sq ft)				
Totals		236.73 sq m	(2,547 sq ft)			£53,500 (3)	

(1) Coral Racing Limited, the third largest bookmakers in the UK, is the principal trading company behind the Gala Coral Group. The Group operates almost 1,634 licensed betting offices, 144 bingo clubs, 27 casinos, 2 greyhound stadia, a UK telephone betting business and an online gambling business employing over 19,000 people across its trading divisions. (Source: www.galacoral.co.uk 14/04/2011)

(2) The first floor is currently sublet to Liam Fitzgerald Dentist Surgery and is used as a dental practice. (Source: www.thamedentalpractice.com 14/04/2011)

(3) Under the terms of the lease, the rent will be reviewed to the higher of open market rental value or 2.5% per annum compound. Therefore the minimum fixed rental increases will be £60,905 p.a.x. in 2016 and £68,908 p.a.x. in 2021.

For further details please contact:

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