

43/43A St Leonard's Road Windsor, Berkshire SL4 3BP

lot 31

Freehold Retail Investment in Historic Town Centre Location

- Retail unit let to Dignity Funerals Ltd t/a F G Pymm & Son until 2021 (subject to option)
- Self-contained first floor two bedroom residential flat
- Located in affluent Berkshire town
- Situated diagonally opposite East Berkshire College
- Approximately 350 metres from King Edward Court Shopping Centre
- Six Week Completion Available

Rent
£25,250
per annum
exclusive
(subject to
note 3)



Location

Miles: 16 miles north-west of Henley
20 miles south-west of Reading
25 miles east of London
Roads: A308, A332, M4 (Junction 6), M25 (Junction 15)
Rail: Windsor and Eton Riverside Rail Station
Air: London Heathrow International Airport

Situation

The property is situated diagonally opposite East Berkshire College on the east side of St Leonard's Road, some 350 metres from King Edward Court Shopping Centre which houses retailers such as Next, Top Shop, Costa Coffee, H&M, New Look and Zara.

Description

The property comprises a ground floor retail unit with basement ancillary and a self-contained two bedroom residential flat on first and second floors, accessed from the rear.

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	69.37 sq m	DIGNITY FUNERALS LIMITED (1) T/A F G PYMM & SON	10 years from 09/08/2011 until 08/08/2021 on a full repairing and insuring lease (2)	£25,000 (3)	09/08/2016
Basement	Ancillary	47.90 sq m				
First/Second	Residential Two Bedroom Flat	Not Measured	INDIVIDUALS	125 years from 01/10/2010 until 30/09/2135	£250	01/10/2035 and 25 yearly thereafter (4)

Totals 117.27 sq m (1,262.30 sq ft) £25,250

- (1) Dignity funeral homes and crematoria have been serving their local communities for generations. They are listed on the London Stock Exchange and are active members of the National Association of Funeral Directors and the Federation of Burial and Cremation Authorities. (Source: www.dignityfunerals.co.uk 14/09/2012)
- (2) The lease provides for a tenant's option to determine on the fifth anniversary of the term.
- (3) The current rent reserved under the terms of the lease is £21,500 p.a.x. The lease provides for fixed increases in rent as follows; £22,500 p.a.x. on 9th August 2013, £24,000 p.a.x. on 9th August 2014 and £25,000 p.a.x. on 9th August 2015. The seller will pay the buyer the difference between the passing rent and £25,000.
- (4) As to the residential lease the rent is to increase by £250 p.a.x. at each review.

For further details please contact:

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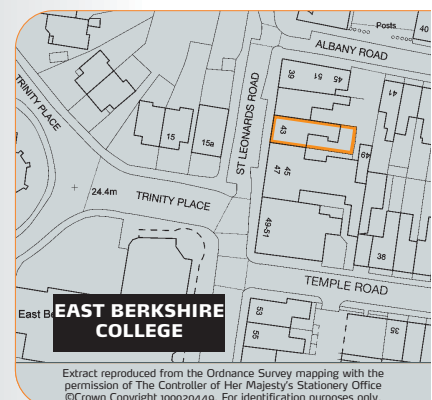
Associate Auctioneers:

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