

lot 17

Rent
£150,800
per annum
exclusive

72/86 Sycamore Road Amersham, Buckinghamshire HP6 5DR

Freehold Retail Parade in Affluent
London Commuter Town

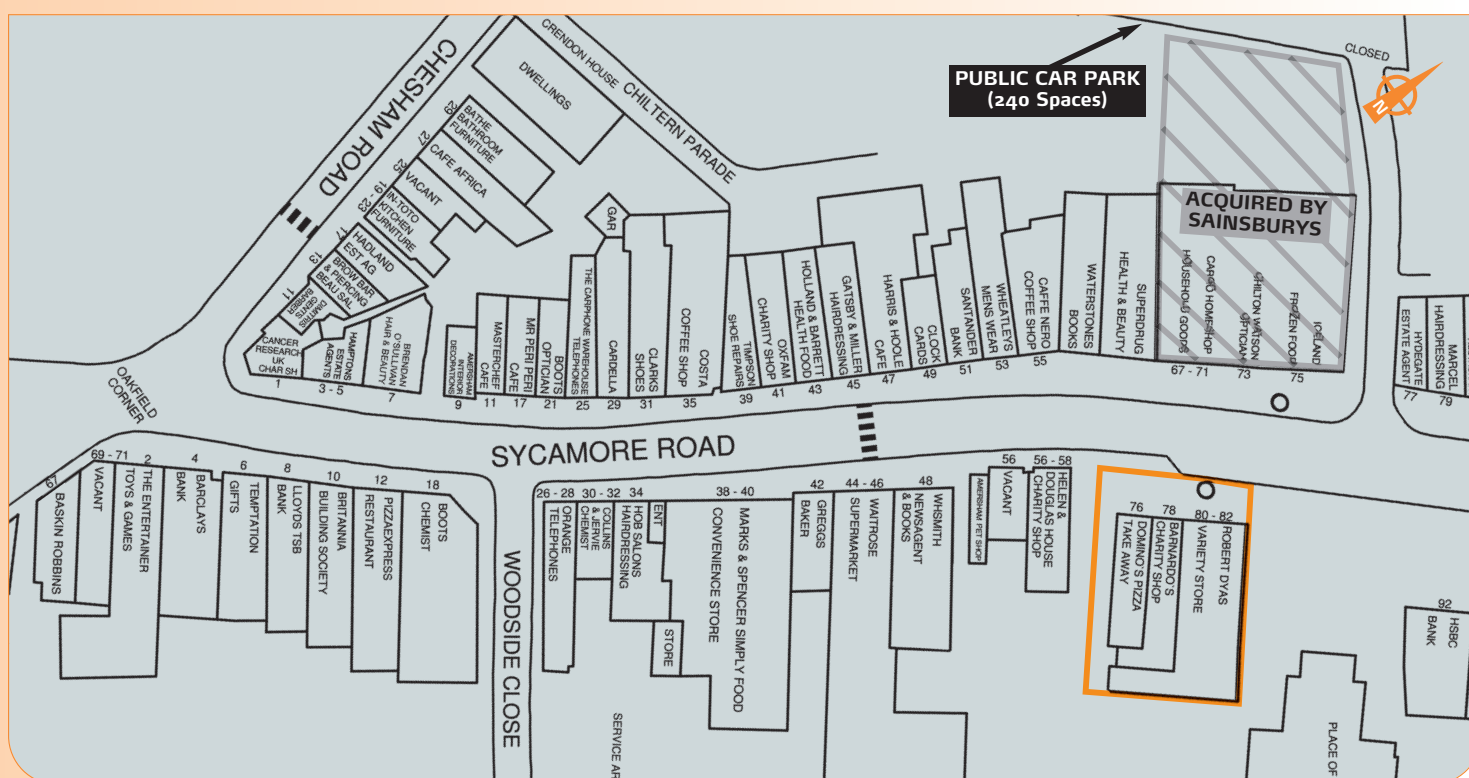
- Tenants trading as Robert Dyas, Domino's Pizza and Barnardo's
- Prominent position on prime retailing thoroughfare
- Located in centre of affluent London commuter town

- Nearby occupiers include Waitrose, Marks & Spencer, HSBC, Caffè Nero, Superdrug, W H Smith and Harris + Hoole
- Six Week Completion



Roadway included in sale





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Location

Miles: 8 miles north-east of High Wycombe
12 miles west of Watford
28 miles north-west of Central London

Roads: B4441, A416, A413

Rail: Amersham Rail (39 minutes to London Marylebone)

Amersham Underground (Metropolitan Line)

Air: London Heathrow, London Luton

Situation

Amersham is an affluent market town within the London commuter belt. The property is situated in a prominent location on the eastern side of Sycamore Road within the town centre and directly opposite the proposed Sainsbury's development. To the rear of the proposed development is a public car park for 240 vehicles with additional parking for 700 cars on Chiltern Avenue. Other nearby occupiers include Waitrose, Marks & Spencer, HSBC, Caffè Nero, Superdrug, W H Smith and Harris + Hoole.

Description

The property comprises three ground floor retail units with four residential flats on first floor. The property also includes a roadway to the south-west of the site.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews/(Reversion)
72	Ground	Retail	75.25 sq m	(810 sq ft)	DP REALTY LTD (1) (t/a Domino's Pizza) (2)	20 years from 23/10/2006 until 22/10/2026	£35,000	23/10/2016 and 23/10/2021
76	Ground	Retail	98.66 sq m	(1,062 sq ft)	BARNARDO'S (3)	15 years from 06/01/2006 until 05/01/2021	£34,800	06/01/2016
80	Ground	Retail	352.29 sq m	(3,792 sq ft)	ROBERT DYAS HOLDINGS LTD (4)	15 years from 06/01/2006 until 05/01/2021	£80,000	06/01/2016
74, 78, 82 & 86	First	Residential	Not Measured		INDIVIDUALS	Four separate 125 year leases from 25/12/2005	£1,000	(25/12/2130)
Totals			526.20 sq m (5) (5,664 sq ft) (5)				£150,800	

(1) Founded in 1960, Domino's Pizza is recognised as the world's leading pizza delivery company. There are 805 stores in the UK, Republic of Ireland, Germany and Switzerland (Source: www.dominos.co.uk 15/07/2013).

(2) The property has been sublet to a franchisee.

(3) Barnardo's is the UK's leading children's charity helping more than 200,000 children, young people and their families every year. Barnardo's has over 500 charity shops across the UK. (Source: www.barnardos.org.uk 15/07/2013)

(4) For the year ending 31st March 2013, Robert Dyas Holdings Limited reported a turnover of £114,374,000, pre-tax profits of £3,152,000 and a total net worth of £10,422,000. (Source: www.riskdisk.com 12/08/2013)

(5) The commercial floor areas stated were agreed at review.

For further details please contact:

Gwen Thomas

Tel: +44 (0)20 7034 4857.

Email: gwen.thomas@acuitus.co.uk

Charlie Powter

Tel: +44 (0)20 7034 4853.

Email: charlie.powter@acuitus.co.uk

www.acuitus.co.uk

Solicitors:

Fladgate LLP

16 Great Queen Street, London WC2B 5DG.

Tel: +44 (0)20 3036 7231.

Email: slewis@fladgate.com

Ref: Stephen Lewis.