

53A and 53B St Mary's Street Wallingford, Oxfordshire OX10 0EL

lot 37

Freehold Retail Investment

- Tenants including Oxfam on a new 5 year lease
- Pedestrianised location in historic Oxfordshire market town
- Nearby occupiers include Clarks Shoes, Lloyds TSB Bank, Boots the Chemist and Pizza Express

Rent
£34,500
per annum
exclusive



Location

Miles: 47 miles west of London
10 miles south of Oxford
Roads: A34, M40 (Junction 7)
Rail: Cholsey Rail Station
Air: London Heathrow

Situation

The property is situated in Wallingford's historic town centre near the junction of the pedestrianised Market Place and St Mary's Street. Nearby occupiers include Clarks Shoes, Lloyds TSB Bank, Boots the Chemist and Pizza Express Restaurant.

Description

The properties comprise traditional retail units with ground floor retail accommodation and first and second floor ancillary accommodation above. In addition there is a small basement area.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Address	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
53A	Ground	Retail	43.66 sq m (470 sq ft)	J E WICKENS t/a Rags in Bags	5 years from 10/09/2013	£18,500 (1)	09/09/2018
	First	Ancillary	38.93 sq m (419 sq ft)				
	Second	Ancillary	44.13 sq m (475 sq ft)				
53B	Ground	Retail	36.23 sq m (390 sq ft)	OXFAM (2)	5 years from 19/09/2013	£15,000	18/09/2018
	First	Ancillary	36.60 sq m (394 sq ft)				
	Second	Ancillary	37.81 sq m (407 sq ft)				
53	Basement	Ancillary		CANE DEVELOPMENTS LIMITED	10 years from 12/03/2009	£1,000	11/03/2019
Totals			237.36 sq m (2,555 sq ft)			£34,500	

- (1) There is a rent free period for 8 months from 10/09/2013. The seller will pay the buyer the rent that would have been due in the absence of the rent free period. Therefore the property will produce £18,500 per annum exclusive from completion of the sale.
 (2) Oxfam is a registered charity operating in 90 countries worldwide. It has 750 charity shops across the UK. (Source: www.oxfam.org).
 For the year ending 31/03/2013, Oxfam reported a total net worth of £55,900,000. (Source: www.riskdisk.com 11/11/2013).
 (3) Accessed through and occupied by adjacent premises.

For further details please contact:
Sandy Hamilton
 Tel: +44 (0)20 7034 4861.
 Email: sandy.hamilton@acuitus.co.uk
Gwen Thomas
 Tel: +44 (0)20 7034 4857.
 Email: gwen.thomas@acuitus.co.uk
www.acuitus.co.uk

Associate Auctioneers:
Livingston Gunn Limited
 Tel: +44 (0)186 524 2888.
 Email: rg@livingstongunn.co.uk
 Ref: Robert Gunn.

Solicitors:
Targetfollow Estates Limited Legal Dept.
 4 Devonshire Street, London W1W 5DT
 Tel: +44 (0)20 3440 5126.
 Email: ewen.cameron@targetfollow.com
 Ref: Ewen Cameron.

