

lot 2

22/24 Oak End Way  
Gerrards Cross, Buckinghamshire SL9 8BR

Rent  
**£45,200**  
per annum  
exclusive

Freehold Restaurant Investment

- Affluent Commuter Belt Location
- Ground floor restaurant let to Paolos Limited (with guarantee) until March 2024
- Nearby occupiers include William Hill,

- Waitrose, Costa Coffee, Boots and Santander
- Less than 350 metres from Gerrards Cross Railway Station (22 mins to London Marylebone)



**Location**

Miles: 6 miles north of Slough  
18 miles west of Central London  
Roads: A413, A40, M25 (Junction 16), M40 (Junction 1A)  
Rail: Gerrards Cross Railway Station  
Air: Heathrow International Airport

**Situation**

The affluent village of Gerrards Cross is located close to the border with Greater London and is popular with commuters. The property is situated on the southern side of Oak End Way, off Packhorse Road. Nearby occupiers include William Hill, Waitrose, Costa Coffee, Boots and Santander with Gerrards Cross Railway Station less than 350 metres away, with a shortest journey time of 22 minutes.

**Description**

The property comprises a ground floor restaurant benefitting from rear servicing, and two self-contained residential flats on the upper floors, let on 125 year leases.

**Tenure**

Freehold.

**VAT**

VAT is applicable to this lot.

**Six Week Completion**

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Restaurant/ Ancillary	177 sq m (1,905 sq ft)	<b>PAOLOS LIMITED t/a Di Paolo (1) with personal guarantee</b>	15 years from 24/03/2009	£45,000	23/03/2024
First	Residential	Not Measured	<b>CASTLESTONE INVESTMENTS LTD</b>	125 years from completion	£100	January 2139
First	Residential	Not Measured	<b>CASTLESTONE INVESTMENTS LTD</b>	125 years from completion	£100	January 2139
<b>Totals</b>		<b>177 sq m (1,905 sq ft)</b>			<b>£45,200</b>	

(1) With 30 years of experience in the industry, Di Paolo offers an exquisite menu of authentic homemade Italian food (Source: www.dipaolo.co.uk 06/11/2014).

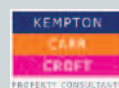
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**Buyer's Legal Title Report**

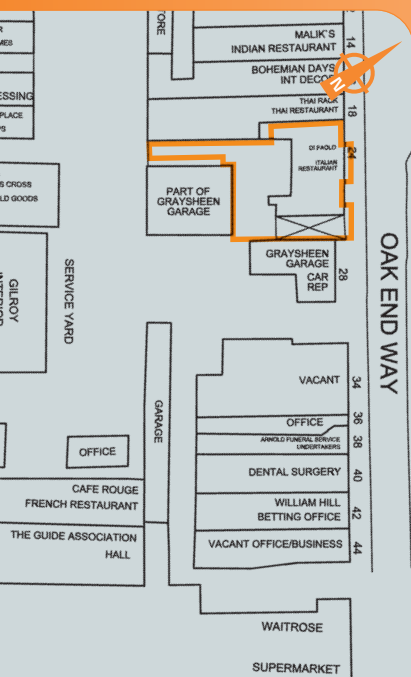
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See: **www.acuitus.co.uk** for further details

**Associate Auctioneers:**



**Solicitors:**

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