

lot 12

30 White Hart Street & 3 Bull Lane
High Wycombe, Buckinghamshire HP11 2HL

Rent
£60,464.55
per annum
exclusive (See
notes 4 & 5)

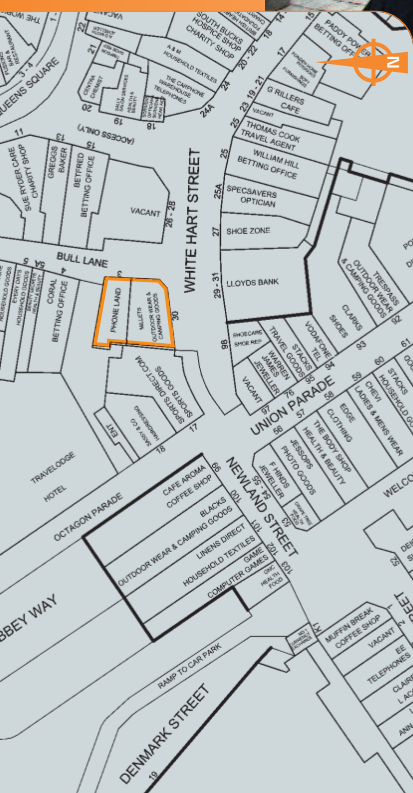
Freehold Retail Investment

- Majority let to Blacks Outdoor Retail Limited t/a Millets – a part of JD Sports Fashion plc until 2024 (subject to option)
- Comprises two retail units – totalling approximately 419.39 sq m (4,515 sq ft)

- Well located adjacent to the major Eden Shopping Centre
- Affluent London commuter town



On behalf of
Insolvency
Practitioners



Location

Miles: 7 miles north-west of Beaconsfield
8 miles south-west of Amersham
28 miles north-west of Central London
Roads: A40, A404, M40 (Junctions 3 & 4)
Rail: High Wycombe Railway Station
Air: London Heathrow Airport

Situation

The property is situated in a prominent corner position in the heart of the pedestrianised town centre, at the junction of White Hart Street and Bull Lane. The property is situated adjacent to an entrance to the major Eden Shopping Centre, housing occupiers including House of Fraser, Boots the Chemist, BHS, Next, H&M, Zara, Topshop/Topman and Superdrug.

Description

The property comprises two ground floor retail units with retail and ancillary accommodation on the first floor. 30 White Hart Street benefits from frontages to both White Hart Street and Bull Lane.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Note

This property is being marketed for sale on behalf of Insolvency Practitioners and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Insolvency Practitioners are acting without personal liability.

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
30 White Hart Street	Ground First	Retail Retail/Ancillary	126.60 sq m (1,363 sq ft) 163.60 sq m (1,761 sq ft)	BLACKS OUTDOOR RETAIL LIMITED (t/a Millets) (1)	10 years from 10/11/2014 until 09/11/2024 (2)	£50,000 (3)	10/11/2019
3 Bull Lane	Ground	Retail/Ancillary	129.19 sq m (1,391 sq ft)	INDIVIDUAL (t/a Phoneland)	Tenancy at Will (4)	£10,464.55 (5)	
Totals			419.39 sq m (4,515 sq ft)			£60,464.55	

- (1) Blacks Outdoor Retail Limited is a subsidiary (and part of The Outdoor Division) of JD Sports Fashion plc. It currently trades from around 80 Millets and 74 Blacks stores. JD Sports Fashion plc are expanding Blacks Outdoor Retail Limited through corporate and single shop acquisitions, most recently acquiring Oswald Bailey Limited. (Source: www.jdplc.com and www.millets.co.uk).
- (2) The lease provides for a tenant option to determine on 9th November 2019.
- (3) The current rent reserved under the terms of the lease is £25,000 p.a.x, the rent will increase to £50,000 p.a.x on 10th February 2016.
- (4) Heads of Terms have been agreed with the tenant for a new 10 year lease (subject to a schedule of condition) at a rent of £10,000 p.a.x with a rent review and tenant option to determine in the 5th year. The tenant will be required to pay to the landlord a 3 month rent deposit on completion of the lease.
- (5) The tenant occupies the unit on a Tenancy at Will at a rent of £28.67 per day. The rent stated above has been annualised.

For further details please contact:

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Buyer's Legal Report Service

Dentons UKMEA LLP
Contact: Greg Rigby.
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See: **www.acuitus.co.uk** for further details

Seller's Solicitors:

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