

## lot 11

Rent  
£158,060 per  
annum  
exclusive

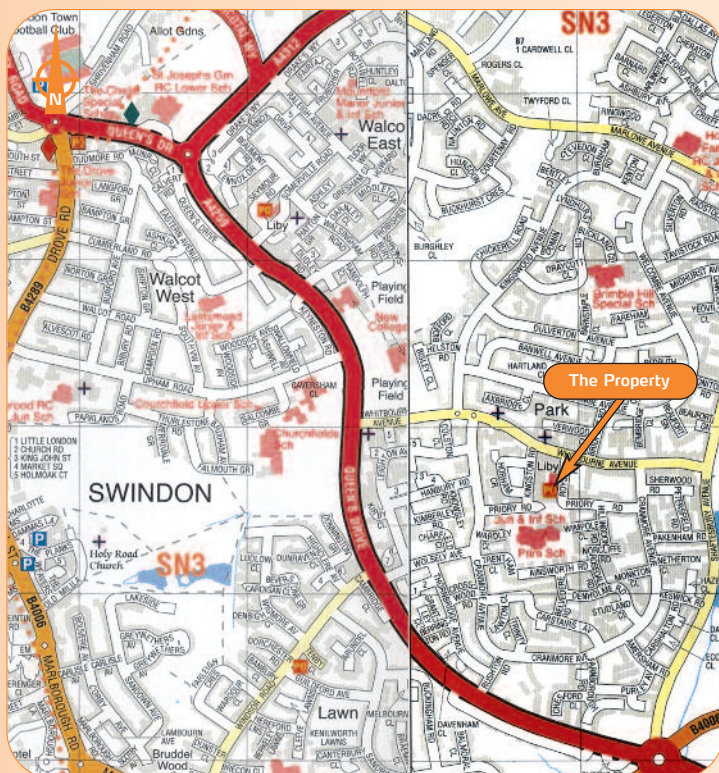
### 2-11 Cavendish Square Whitbourne Avenue, Swindon SN3 2LZ

#### Freehold Retail Parade Investment

- Ten units Let to tenants including Barnardo's, Papa John's and William Hill
- Benefits from large yard to rear
- Busy residential area some 2 miles from Swindon town centre







Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office ©Crown Copyright 100020449. For identification purposes only.

**lot 11**

**Rent  
£158,060  
per annum  
exclusive**

#### Location

Miles: 34 miles north-east of Bath  
40 miles east of Bristol

Roads: A419, A420, M4 (Junction 15)

Rail: Swindon (Wilts); approximately 1 hour to London Paddington  
45 mins to Bristol Temple Meads

Air: Bristol Airport

#### Situation

Walcot is a predominantly residential suburb, some 2 miles from Swindon town centre. The property is located on the southern side of Whitbourne Avenue which links with Queens Drive (A4259) to the west. Nearby occupiers include Co-operative Supermarket and Lloyds Pharmacy.

#### Description

The property comprises an L-shaped building providing ten retail units. A yard to the rear is used for servicing access and parking. There is a large car park adjacent to the property, not included within the demise for sale.

#### Tenure

Freehold.

#### VAT

VAT is applicable to this lot.

#### Six Week Completion

#### Tenancy and accommodation

Unit	Floor	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews/(Reversion)
2	Ground	163.14 sq m (1,756 sq ft)	<b>BARNARDO'S (1)</b>	9 years 6 months from 11/01/2015 (2)	£25,000	(10/07/2024)
3	Ground	152.36 sq m (1,640 sq ft)	<b>INDIVIDUAL (t/a Post Office)</b>	Approx. 13 years 6 months from 01/04/2014 until 28/09/2027 (3)	£18,000	01/04/2019 (28/09/2027)
4	Ground	68.00 sq m (732 sq ft)	<b>HAIRCARE (SWINDON) LIMITED</b>	17 years from 29/09/2010 until 28/09/2027	£10,000	29/09/2017 (28/09/2027)
5	Ground	109.44 sq m (1,178 sq ft)	<b>INDIVIDUAL</b>	17 years from 29/09/2010 until 28/09/2027 (2)	£15,000	29/09/2017 (28/09/2027)
6	Ground	147.71 sq m (1,590 sq ft)	<b>WILLIAM HILL ORGANIZATION LIMITED (4)</b>	Approx 17 years from 29/09/2010 until 16/08/2027 (3)	£25,560	17/07/2017 (16/08/2027)
7	Ground	85.38 sq m (919 sq ft)	<b>INDIVIDUALS (t/a Premier Convenience Store)</b>	Approx 7 years from 29/09/2010	£12,000	(11/10/2017)
8	Ground	91.88 sq m (989 sq ft)	<b>INDIVIDUAL (t/a Fish Chips &amp; Chinese)</b>	Approx 17 years from 29/09/2010 until 11/10/2027 (3)	£13,500	12/10/2017 (11/10/2027)
9	Ground	87.05 sq m (937 sq ft)	<b>INDIVIDUAL (t/a Zeera Indian)</b>	Approx 17 years from 29/09/2010 until 11/10/2027 (3)	£15,000	(11/10/2027)
10	Ground	84.54 sq m (910 sq ft)	<b>PAPA JOHN'S (GB) LIMITED (5)</b>	Approx 12 years 2 months from 29/09/2010 until 24/12/2022 (3)	£15,000	25/12/2017
11	Ground	65.03 sq m (700 sq ft)	<b>INDIVIDUAL (t/a Cavendish Grocery Store)</b>	Approx 17 years 6 months from 29/09/2010 until 19/03/2028	£9,000	20/03/2018
<b>Total</b>		<b>1,054.53 sq m (11,351 sq ft)</b>			<b>£158,060</b>	

(1) Barnardo's is the UK's leading children's charity with 640 charity shops across the UK (www.barnardos.org.uk 09/06/2016)

(2) The lease provides an option to determine varying from July 2019 to September 2019. Please refer to the legal pack for the exact date.

(3) The lease provides an option to determine varying from July 2017 to December 2017. Please refer to the legal pack for the exact date.

(4) Founded in 1934, William Hill is the UK's largest land-based bookmaker and employs over 16,000 people in nine countries (www.williamhillplc.com).

(5) The property has been sublet and is trading as MJ Kebab & Pizza Takeaway. For the year ending 28th December 2014, Papa John's (GB) Limited reported a turnover of £38,323,000, pre-tax profits of £2,315,000 and a total net worth of £4,453,000 (Source: Experian Group 09/06/2016).

#### For further details please contact:

**Gwen Thomas**

Tel: +44 (0)20 7034 4857.

Email: gwen.thomas@acuitus.co.uk

**Georgina Roberts**

Tel: +44 (0)20 7034 4863.

Email: georgina.roberts@acuitus.co.uk

**www.acuitus.co.uk**

#### Buyer's Legal Report Service

**Dentons UKMEA LLP**

Contact: Greg Rigby.

Tel: +44 (0)207 320 3968.

Email: greg.rigby@dentons.com

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



#### Seller's Solicitors:

**Eversheds LLP**

1 Callaghan Square, Cardiff CF10 5BT.

Tel: +44 (0)29 2047 7887.

Email: david.farmer@eversheds.com

Ref: David Farmer.