

# Lot 10

£93,495 per annum  
exclusive

## 2-4 High Street, **Datchet, Windsor, Berkshire SL3 9EA**

Freehold Retail and Office Investment





# Tenancy and accommodation

Lot 10

£93,495 per annum  
exclusive

## Key Details

- Comprises 2 ground floor retail units and 2 office suites on the first and second floors
- Residential Redevelopment Potential of offices and car park (subject to consents)
- Building Not Listed
- Affluent and historic location 2 miles east of Windsor and 20 miles west of Central London
- Nearby occupiers include Costa Coffee and Coral

## Location

**Miles:** 2 miles east of Windsor  
3 miles south of Slough  
20 miles west of Central London  
**Roads:** M4 (Junction 5), M25  
**Rail:** Datchet Railway Station  
**Air:** Heathrow Airport

## Situation

Datchet is an affluent and historic West London commuter town situated some 1.5 miles east of Windsor, some 20 miles west of Central London and some 2 miles west of Junction 5 of the M4, which provides excellent access to Central London, the M25 and Heathrow Airport which is only 5 miles to the east. The property is situated in a prominent corner position on High Street, close to its junction with London Road and some 70 metres north of Datchet Railway Station. Nearby occupiers include Costa Coffee and Coral.

## Description

The property comprises an attractive building with two ground floor retail units and office accommodation on the first and second floors. The property benefits from car parking for approximately 12 cars. The property may further benefit from residential redevelopment potential of the offices and car park (subject to consents). We understand that the property is not listed.

## Tenure

Freehold.

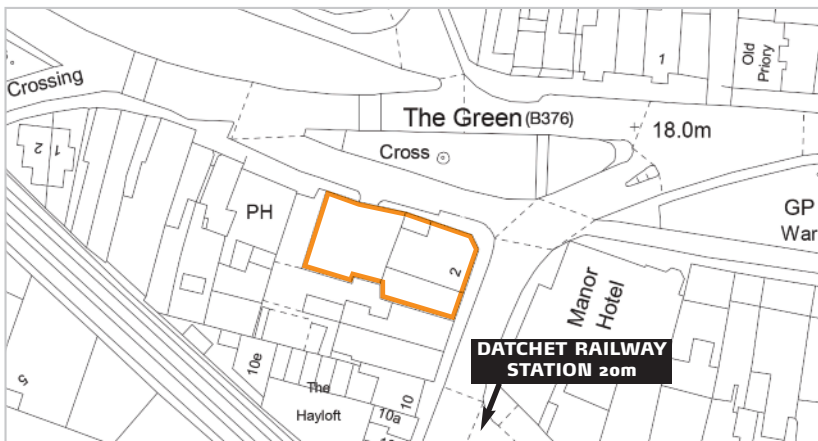
## VAT

VAT is applicable to this lot.

## Six Week Completion

| Unit   | Floor  | Use    | Floor Areas (Approx) |               | Tenant                                   | Term                         | Rent p.a.x. | Reviews/ (Reversion)                     |
|--------|--------|--------|----------------------|---------------|--|------------------------------|-------------|--|
| 2-4    | Ground | Retail | 118.70 sq m          | (1,278 sq ft) | PS LAMBA                                 | 10 years from 21/07/2014 (1) | £19,000     | 21/07/2015<br>21/07/2019<br>(20/07/2024) |
| 4      | Ground | Retail | 66.70 sq m           | (718 sq ft)   | JMC RETAIL LIMITED<br>t/a Dancia Reading | 5 years from 09/06/2017 (2)  | £14,000 (3) | (08/06/2022)                             |
| 2      | First  | Office | 179.74 sq m          | (1,935 sq ft) | AZULE LIMITED (4)                        | 5 years from 01/03/2016 (5)  | £27,000     | (28/02/2021)                             |
| 2      | Second | Office | 197.54 sq m          | (2,126 sq ft) | WE ARE MBC LIMITED                       | 5 years from 01/03/2016 (5)  | £33,495     | (28/02/2021)                             |
| Totals |        |        | 562.68 sq m          | (6,057 sq ft) |  |                              | £93,495     |  |

- (1) The 2015 rent review is outstanding.  
(2) The lease provides for a tenant option to determine the lease on 08/06/2020.  
(3) The current rent under the terms of the lease is £7,000 per annum exclusive. The lease provides for the rent to increase to £14,000 per annum exclusive on 01/03/2018. The seller has agreed to adjust the completion monies so that the property will effectively produce £14,000 per annum exclusive from completion of the sale. The seller is holding a £3,500 rent deposit plus VAT of £700.  
(4) For the year ending 30/06/2016, Azure Limited reported a turnover of £20,417,713, pre-tax profits of £685,613 and a total net worth of £2,008,398 (Source: www.riskdisk.com 13/06/2017).  
(5) The lease provides for a landlord and tenant option to determine the lease on 28/02/2018.



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