

Lot 43

£18,650 per annum exclusive

15 Duke Street, Princes Risborough, Buckinghamshire HP27 0AT Freehold Retail Investment



Key Details

- Two Retail Units with Two Residential Flats (one sold off on Long Lease)
- Future Development Potential (subject to consents)
- Attractive Market Town Location
- VAT Free Investment

Location

Miles: 20 miles east of Oxford
40 miles north-west of Central London
Roads: A4010, M40
Rail: Princes Risborough
(38 mins to London Marylebone)
Air: London Heathrow, London Luton

Situation

Princes Risborough is a market town in Buckinghamshire with good links to Central London (38 minutes to London Marylebone by train). The property is located on the western side of Duke Street, which connects the town's Tesco Superstore to the north with the High Street and Market Square to the south. Nearby occupiers include Boots Opticians, Coral and TSB, as well as a number of independent retailers.

Description

The property comprises two ground floor retail units with two residential flats. The ground floor flat is let on an Assured Shorthold Tenancy and benefits from a garden area and future development potential (subject to consents). The first and second floor maisonette has been sold off on a long lease.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
15B	Ground	Retail	16.70 sq m (180 sq ft)	INDIVIDUALS t/a Safir Jewellers (1)	6 years from 23/06/2013	£5,000	22/06/2019
15C	Ground	Retail	20.00 sq m (215 sq ft)	INDIVIDUALS t/a KC Barbers	5 years from 04/03/2013	£5,500	03/03/2018
15	Ground	Residential	1 Bedroom Flat	INDIVIDUAL	1 year AST from 17/02/2017	£8,100	17/02/2018
15	First and Second	Residential	1 Bedroom Maisonette	INDIVIDUALS	189 years from 24/06/1983	£50	23/06/2172
Total			36.70 sq m (395 sq ft)			£18,650	

(1) Established since 2001, Safir Jewellers is an independent jeweller (Source: www.safir.co.uk 15/06/2017).



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