

Lot 51

£28,000 per annum exclusive

3 Oxford Street, High Wycombe, Buckinghamshire HP11 2DG Freehold Retail Investment



Key Details

- Let to RAL Limited (a part of the Novomatic Group)
- Lease expires in June 2026 (no breaks)
- Tenant in occupation since 2005
- Affluent London commuter town

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

High Wycombe is an affluent London commuter town and the property occupies a prominent town centre location on the north side of Oxford Street, at its junction with pedestrianised Bull Lane. Nearby occupiers include Primark, Millets, Sports Direct, Vodafone and Clarks.

Description

The property comprises ground floor retail accommodation with ancillary accommodation on the first floor.

Tenure

Freehold.

VAT

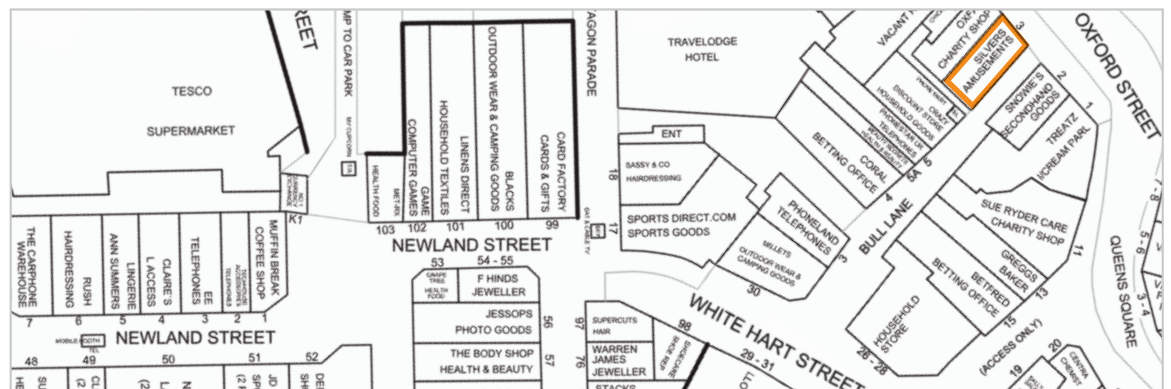
VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail/Ancillary	83.64 sq m (900 sq ft)	RAL LIMITED	10 years from 07/06/2016 on a full repairing and insuring lease	£28,000	07/06/2021 (06/06/2026)
First	Ancillary	62.99 sq m (678 sq ft)	(1) 1/4 Silvers Amusements			
Total		146.63 sq m (1,578 sq ft)			£28,000	

(1) For the year ending 31st December 2016, RAL Limited reported a turnover of £40,126,217, pre-tax profits of £1,891,568 and a total net worth of £29,596,184 (Source: Experian Group 13/11/2017). RAL Limited is part of Talarius Limited who are a part of The Novomatic Group. The Novomatic Group is one of the largest gaming technology companies in the world, employing over 28,000 people worldwide and reporting a turnover of 2,300,000,000 Euros for 2016 (Sources: Experian Group and www.novomatic.com 03/11/2017).



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Acuitus
Will Moore
+44 (0)20 7034 4858
will.moore@acuitus.co.uk

Acuitus
Peter Mayo
+44 (0)20 7034 4864
peter.mayo@acuitus.co.uk

Seller's Solicitors: Eric Robinson Solicitors
Ben Upward
+44 (0)23 8021 8012
ben.upward@ericrobinson.co.uk