

# 16/17 Market Square, Buckingham, Buckinghamshire MK18 1NW

Freehold Retail Investment

**Lot 35**

£30,401 per annum  
exclusive



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	153.69 sq m (1,654 sq ft)	WH SMITH RETAIL HOLDINGS LIMITED (1)	Approx 21 years and 10 months from 11/06/2003 until 29/04/2025 on an effective full repairing and insuring lease (2)	£30,400	11/06/2018 and 11/06/2023
Basement	Ancillary	90.01 sq m (969 sq ft)				
First	Residential	Not measured	DAUBER HOMES MANAGEMENT LIMITED	999 years from 16/06/2004 until 15/06/3003	£1	
Second	Residential	Not measured				
<b>Total</b>		<b>243.70 sq m (2,623 sq ft)</b>			<b>£30,401</b>	

(1) For the year ending 31 August 2017, WH Smith Retail Holdings Limited reported a turnover of £181,024,000, pre-tax profits of £67,219,000 and a total net worth of £449,954,000 (Source: Experian Group 15/06/2018).

(2) For the purpose of clarification, the current lease is for a term of 15 years expiring 10/06/2018, however a reversionary lease has been signed from expiry of the current term until 25/11/2025.

### Key Details

- Let to WH Smith Retail Holdings Limited until 2025 (no breaks)
- Prominent position on Market Square
- Affluent market town
- Nearby occupiers include Oxfam, Boots Opticians, Lloyds Bank and Costa

### On the instructions of



### Location

- Miles:** 20 miles north-east of Oxford  
50 miles south-east of Birmingham  
50 miles north-west of London
- Roads:** A422, A421, A43, M40
- Rail:** Milton Keynes Central
- Air:** Luton Airport

### Situation

Buckingham is an affluent and thriving market town situated 20 miles north-east of Oxford. The property is situated in a prominent position on the north side of Market Square, which in turn connects to High Street. Nearby occupiers include Oxfam, Boots Opticians, Lloyds Bank and Costa.

### Description

The property is an attractive Grade II listed building comprising a ground floor retail unit with basement ancillary accommodation. The first and second floors comprise self-contained residential accommodation which has been let on a long lease.

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Six Week Completion



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