16/17 Market Square,

Buckingham, Buckinghamshire MK18 1NW

Freehold Retail Investment

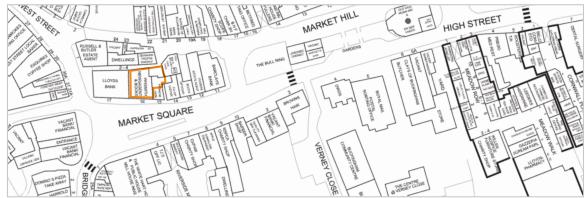




Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | | Tenant | Term | Rent p.a.x. | Reviews |
|--------------------|----------------------------|------------------------------|------------------------------|---|---|-------------|---------------------------------|
| Ground Basement | Retail Ancillary | 153.69 sq m 90.01 sq m | (1,654 sq ft) (969 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 |
| First Second | Residential Residential | Not measured Not measured | | DAUBER HOMES MANAGEMENT LIMITED | 999 years from 16/06/2004 until 15/06/3003 | £1 | |
| Total | | 243.70 sq m | (2,623 sq ft) | | | £30,401 | |

- (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



Acuitus

Gwen Thomas +44 (0)20 7034 4857 gwen.thomas@acuitus.co.uk

Georgina Roberts +44 (0)20 7034 4863 georgina.roberts@acuitus.co.uk

Seller's Solicitors: Pinsent Masons LLP **Sherrie Roberts** +44 (0)113 294 5276

sherriemarie.roberts@pinsentmasons.com

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



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

Air: Luton Airport

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.

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