

162-164 Desborough Road, High Wycombe, Buckinghamshire HP11 2QA

Freehold Retail and Residential Ground Rent Investment

Lot 74

£18,144 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	100.94 sq m (1,086 sq ft)	CORAL RACING LIMITED (2)	16 years from 28/02/2011 on a full repairing and insuring lease	£18,044	2021 (1) (minimum increase to £20,415 pa)
First	Residential	2 bedroom flat	INDIVIDUAL	99 years from 01/12/1994	£100	Every 33 years, rising to £150 pa in 2027 and £200 in 2060
Total		100.94 sq m (1,086 sq ft)			£18,144	

(1) The rent review in 2021 is to a minimum of 2.5% pa compounded annually (£20,415) or OMRV.
 (2) For the year ended 31st December 2016, Coral Racing Limited reported a turnover of £867,406,000, pre-tax profits of £91,174,000 and a net worth of £54,538,000 (Source:- Experian 17/09/2018). Coral trades from over 1,800 shops in the UK (Source:- www.coral.co.uk).

Key Details

- Mixed commercial/residential main road location
- Affluent London commuter town
- Shop let to Coral Racing Limited on a lease expiring 2027
- Minimum uplift in June 2021 to £20,415 per annum (1)
- VAT-free investment

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 located 28 miles north-west of central London, 7 miles north-west of Beaconsfield and 1 mile north of the M40 motorway. The property is located in a mixed commercial/residential suburb 600 metres north-west of the town centre. Desborough Road is one of the main arterial routes into the town centre. The property is located on Desborough Road, close to its junction with Westbourne Street opposite the Guildmaster Court residential development. Nearby occupiers include a number of local traders.

Description

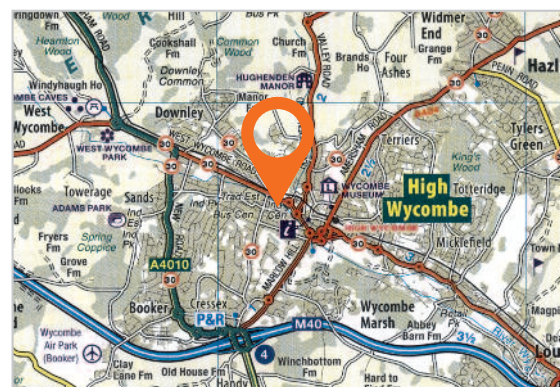
The property comprises a ground floor shop with a self-contained two bedroom flat above.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.



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