

49-51 High Street and 1-5 Goodman Place, Staines-upon-Thames, Middlesex TW18 4QR

Freehold Retail Investment



Tenancy and accommodation

Floor (3)	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground Ground First First First Basement	Retail Ancillary Retail Front office Ancillary Ancillary	566.03 sq m 93.60 sq m 174.55 sq m 260.42 sq m 40.48 sq m 58.90 sq m	(6,093 sq ft) (1,008 sq ft) (1,879 sq ft) (2,803 sq ft) (436 sq ft) (634 sq ft)	WH SMITH RETAIL HOLDINGS LIMITED (1)	10 years from 24/06/2015 on a fu repairing and insuring lease	£131,000 (2) II	(23/06/2025)
Totals		1193.98sq m	(12,853 sq ft)			£131,000 (2)	

(1) Established in 1792 and currently occupies over 600 high street stores nationwide. For the year ending 31st 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 11/01/2019).

(2) The current rent of £131,000 was rebased in 2015 at the lease renewal and was reduced from £145,000 per annum.
(3) As to the dormer windows, there is no access to the space.





Key Details

- Let to WH Smith Retail Holdings until 2025 (no breaks)
- · 2020 break option removed
- · Pedestrianised town centre location

 Neighbouring occupiers include Santander, HSBC, Caffè Nero, Greggs, McDonald's, Barclays, Pret a Manger, Monsoon, Vodafone and Starbucks

Location

Miles: 6 miles south-east of Windsor 19 miles west of Central London 21 miles path cost of Cuildford

21 miles north-east of Guildford Roads: A30, M3, M4, M25

Rail: Staines Railway Station

Air: London Heathrow Airport

Situation

The property is prominently located in the heart of the town centre, on the south side of the busy High Street. The property benefits from its close proximity to both Two Rivers Retail Park and Elmsleigh Shopping Centre, with neighbouring occupiers including Santander, HSBC, Caffè Nero, Greggs, McDonald's, Barclays Bank , Pret a Manger, Monsoon, Vodafone and Starbucks.

Description

The property comprises a substantial and attractive double fronted retail unit comprising retail and ancillary accommodation on both the ground floor and first floor. There is also a basement providing storage accommodation.

Tenure

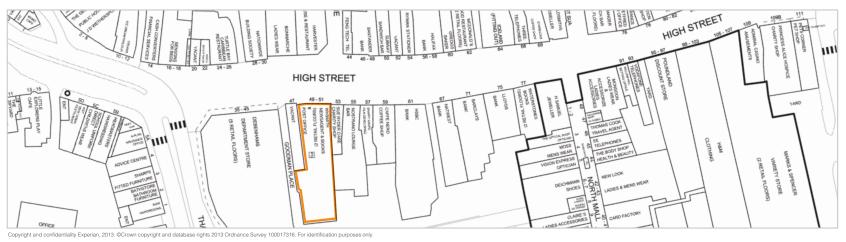
Freehold.

VAT is applicable to this lot.

Eight Week Completion

Energy Performance Certificate

Band C. See legal pack at acuitus.co.uk.



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