

# Lot 10

£131,000 per annum  
exclusive (2)

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

**Freehold Retail Investment**

Let to  
WH Smith  
until June 2025  
with no break clause





## Tenancy and accommodation

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

- (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.

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exclusive (2)

### 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 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

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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**Acuitus**  
**John Mehtab**  
+44 (0)20 7034 4855  
john.mehtab@acuitus.co.uk

**Acuitus**  
**Billy Struth**  
+44 (0)20 7034 4854  
billy.struth@acuitus.co.uk

**Seller's Solicitors: Bower & Bailey Solicitors**  
**Andrew Symington**  
+44 (0)1865 311133  
asymington@bowerandbailey.co.uk