

30/30a Bell Street, Henley-on-Thames, Oxfordshire RG9 2BA

Prime Freehold Retail Investment

Lot 5

£50,000 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Ground	Retail	107.14 sq m (1,153 sq ft)	FAT FACE LIMITED	A term of years from	£50,000
Basement	Ancillary	15.61 sq m (168 sq ft)	(1)	29/03/2019 and ending	
First	Ancillary	39.60 sq m (426 sq ft)		on 31/01/2020 on full	
Second	Ancillary	44.11 sq m (475 sq ft)		repairing and insuring	
				terms (2)	
Total		206.46 sq m (2,222 sq ft)			£50,000

- (1) For the year ending 2nd June 2018, Fat Face Limited reported a turnover of £224,695,000, pre-tax profits of £22,458,000 and a total net worth of £153,234,000 (Source: Experian Group 09/04/2019). Fat Face opened its first store in 1992 and now operates from over 200 stores across the UK and Ireland (Source: www.fatface.com 09/04/2018).
- (2) The lease is drawn outside the provisions of the Landlord & Tenant Act 1954. The current lease was a renewal of a 5 year lease from 24th June 2012 at a previous rent of £50,000 per annum exclusive.

Key Details

- Let to Fat Face Limited on a recently renewed lease
- Prime location on Bell Street, close to Waitrose and the main town centre car park
- Potential to convert upper parts to residential (subject to lease and consents)
- Highly affluent and historic Thames Valley market town
- Nearby occupiers include Waitrose, Sainsbury's Local, Joules, JoJo Maman Bébé, White Stuff, Crew Clothing, Boots the Chemist, Starbucks, Zizzi and Loch Fyne
- In the same ownership for approximately 15 years

Location

Miles: 15 miles north-west of Windsor
23 miles south-east of Oxford
Roads: A4, A404, A4130, M4, M40
Rail: Henley-on-Thames
Air: London Heathrow

Situation

Henley-on-Thames is an attractive and affluent market town located on the banks of the River Thames. The property is situated in a prime trading position on the eastern side of Bell Street, in the heart of the town centre. Nearby occupiers include Waitrose, Sainsbury's Local, Joules, JoJo Maman Bébé, Crew Clothing, Boots the Chemist, Starbucks, Zizzi and Loch Fyne. Waitrose car park is located a short walk away with parking for approximately 200 cars in one of Henley's main town centre car parks.

Description

The property comprises a ground floor shop with ancillary accommodation on the first and second floors. The property also benefits from a garden at the rear of the property.

Tenure

Freehold.

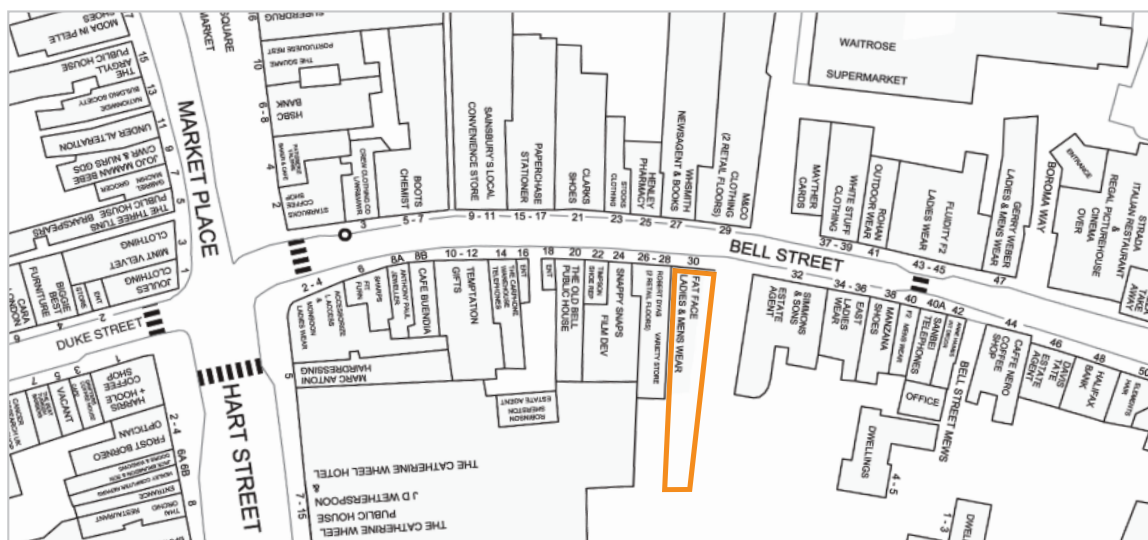
VAT

VAT is applicable to this lot.

Six Week Completion Available

Energy Performance Certificate

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



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