

Parkfield House, 197/205 High Street,  
**Crowthorne, Berkshire RG45 7AQ**  
 Freehold Retail & Residential Ground Rent Investment

**Lot 39**

£39,750 per annum  
 exclusive



**Tenancy and accommodation**

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
201 High Street	Ground	Retail	41 sq m (445 sq ft)	KHURANA RETAIL SHOP LIMITED (2) t/a Mr Wireless	10 years from 03/04/2018 expiring 03/03/2028 (2)	£17,500	03/04/2023
203 & 205 High Street	Ground	Retail	84 sq m (914 sq ft)	INDIVIDUALS t/a Re-flection (1)	5 years from 25/11/2019 (1)	£18,000 (1)	(24/11/2024) (1)
197 & 199 High Street	Ground	Retail		INDIVIDUALS t/a Zappas	201 years from 01/01/2004	Peppercorn	(12/07/2205)
Flats 1-17	First & Second floors	Residential	17 flats	VARIOUS	Each flat - 199 years from 01/01/2004	£4,250 (£250 per flat)	(01/01/2203)
<b>Total 201, 203 &amp; 205 High Street</b>			<b>125 sq m (1,359 sq ft)</b>			<b>£39,750</b>	

(1) Terms for a new 5 year lease at £18,000 per annum with an option to determine in the 5th year have been agreed and are currently in solicitors hands, due to complete imminently. The tenant will have a 6 month rent free period. The Seller will adjust completion monies so that the unit effectively produces £18,000 per annum from completion of the sale. Option to determine 24/11/2022.  
 (2) Option to determine 03/04/2023.

**Key Details**

- Prominent corner freehold
- Affluent commuter town
- Comprises 5 shops of which 2 let on long leases
- 17 flats let on long leases at a ground rent
- Units 203 & 205 to be let on a new 5 year lease from 25/11/2019 (1)

**On behalf of a Major Fund Manager**

**Location**

**Miles:** 2 miles north of Camberley  
 4 miles south of Wokingham  
 4 miles south-west of Bracknell  
**Roads:** A312, A3095, M3, M4  
**Rail:** Crowthorne Railway (approx 55 minutes to London Paddington via Reading)  
**Air:** London Heathrow & Gatwick Airports

**Situation**

Crowthorne is an affluent commuter town on the Surrey/Berkshire border, 4 miles south-west of Bracknell, 2 miles north of Camberley and 3 miles north of the M3. The property is in the town centre, in a prominent location at the junction of High Street and Cambridge Road. Nearby occupiers include Co-op, Costa and Lidl, amongst a number of local traders.

**Description**

The property comprises 5 ground floor shops with 17 flats above. Two of the shops and all the flats have been let on separate long leases.

**Tenure**

Freehold.

**VAT**

VAT is applicable to this lot.

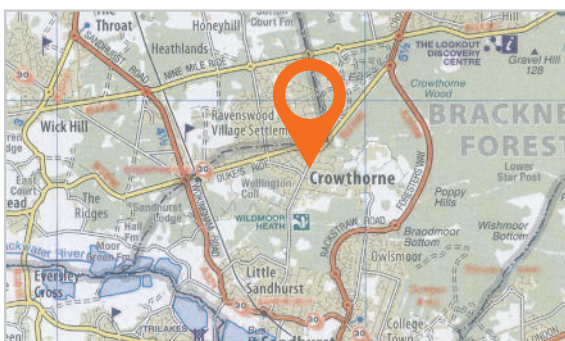
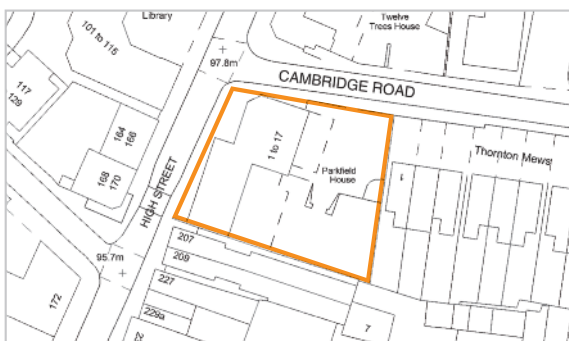
**Note**

The seller has served notice pursuant to section 5B of the Landlord & Tenant Act 1987 on the residential tenants.

**Six Week Completion**

**Energy Performance Certificate**

See legal pack at [www.acuitus.co.uk](http://www.acuitus.co.uk)



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