

Lot 14

£32,000 per annum exclusive

11 High Street, Goring-on-Thames, Berkshire RG8 9AT Freehold Retail & Residential Investment



Key Details

- Prominent High Street location
- Attractive commuter village on the Oxfordshire and Berkshire border
- Adjacent to Goring Shopping Arcade
- Let on a new 25 year lease expiring 2044 (no breaks)
- VAT-free investment

Location

Miles: 4 miles north of Pangbourne
9 miles north-east of Reading
18 miles south of Oxford
50 miles west of London

Roads: A34, A417, M4

Rail: Goring & Streatley (approx 60 minutes to London Paddington via Reading)

Air: London Heathrow & Gatwick airports

Situation

Goring-on-Thames on the Oxfordshire and Berkshire border is located 9 miles north-east of Reading and 18 miles south of Oxford. The town benefits from good transport communications, being located between the M40 and M4 with Goring & Streatley railway station providing journey times to London Paddington via Reading of 60 minutes. The property is located on the south side of High Street, close to its junction with Cleeve Road, 450 metres west of the railway station and 400 metres east of the River Thames. The village's main car park is located 60 metres to the south of the property. There are a number of independent shops, cafés and restaurants nearby.

Description

The property comprises a recently fitted out ground floor shop with a self-contained two bedroom flat above. The ground floor comprises a fish & chip takeaway and a separate taxi office.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

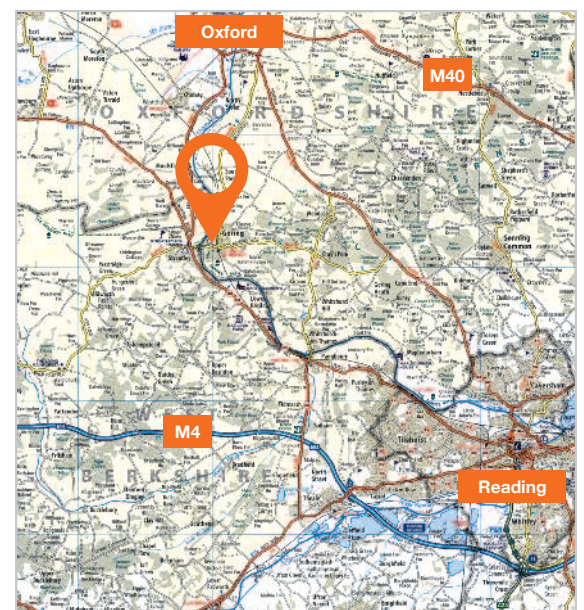
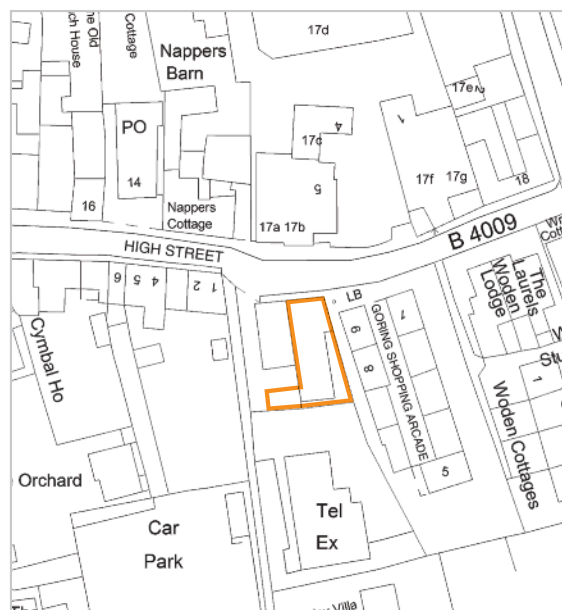
Energy Performance Certificate

See legal pack at www.acuitus.co.uk

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	108 sq m (1,165 sq ft)	INDIVIDUAL	25 years from	£32,000 (1) (2)	17/01/2023
First	Residential	2 bedroom flat	t/a Riverside Fish & Chips plus a taxi office	17/01/2019 expiring 16/01/2044 on a full repairing and insuring lease		and 4 yearly
Total		108 sq m (1,165 sq ft) plus 2 bedroom flat			£32,000	

- (1) Passing rent £30,000 rising to £32,000 from 17/01/2020. The seller has agreed to adjust completion monies so the unit will effectively produce £32,000 pa from completion of the sale.
(2) Rent deposit of £10,000 held.



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