

# Lot 10

£20,800 per annum exclusive

## 4 The Square, Pangbourne, Berkshire RG8 7AG

Freehold Retail Investment



### Key Details

- Let to WH Smith Retail Holdings Ltd
- Recently renewed on a new 5 year term expiring 2024
- Located within affluent Berkshire town
- Nearby occupiers include Costa, Co-op and Oxfam

### On behalf of Trustees

#### Location

**Miles:** 6 miles north-west of Reading  
22 miles south-east of Oxford  
**Roads:** B471, A340, M4 (Junction 12)  
**Rail:** Pangbourne Rail  
**Air:** Heathrow Airport

#### Situation

Pangbourne is an affluent Berkshire town, some 6 miles north-west of Reading. The property occupies a prominent position on The Square in the heart of the town centre. Nearby occupiers include Costa, Co-op, Vision Express and Oxfam.

#### Description

The property comprises a ground floor retail unit with first floor ancillary accommodation. At the rear of the site is a detached store and adjoining garage.

#### Tenure

Freehold.

#### VAT

VAT is not applicable to this lot.

#### Energy Performance Certificate

Band D. Available to download at [acuitus.co.uk](http://acuitus.co.uk)

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail/Store	96.64 sq m	(1,040 sq ft)	WH SMITH RETAIL	5 years from 21/03/2019	£20,800	20/03/2024
First	Ancillary	52.33 sq m	(563 sq ft)	HOLDINGS LIMITED (1)			
<b>Total</b>		<b>148.97 sq m</b>	<b>(1,603 sq ft)</b>			<b>£20,800</b>	

(1) For the year ending 31 August 2018, WH Smith Retail Holdings Limited reported a turnover of £180,610,000, pre-tax profits of £115,766,000 and a total net worth of £440,313,000 (Source: Experian Group 16/01/2020). Established in 1792, WHSmith started out as family-run newsagents and now has over 600 stores on the high street and another 600+ stores at airports, train stations, hospitals and motorway services (Source: [www.whsmith.co.uk](http://www.whsmith.co.uk) 16/01/2019).



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