# 4 The Square, Pangbourne, Berkshire RG8 7AG

**Freehold Retail Investment** 



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

#### On behalf of Trustees

Miles: 6 miles north-west of Reading 22 miles south-east of Oxford Roads: B471, A340, M4 (Junction 12) 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.

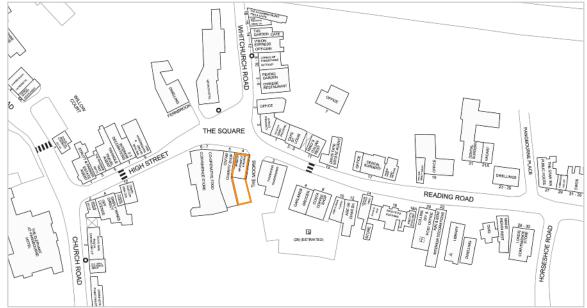
#### **Energy Performance Certificate**

Band D. Available to download at acuitus.co.uk

## Tenancy and accommodation

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

(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 16/01/2019).



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