

Lot 17

£44,000 per annum exclusive

2/3 Bull Lane, High Wycombe, Buckinghamshire HP11 2DL Freehold Retail Investment (with Development Potential on First Floor)



Key Details

- Entirely let to Coral Estates Limited
- Separate access to the first floor (not currently used) from the front with potential to convert to residential (subject to lease and consents)
- Asset management opportunities
- VAT-free investment
- Close to the Eden Shopping Centre which includes retailers such as Zara, Gap, Superdry, Lush, Tesco and Marks & Spencer, and restaurants including Wagamama, Nando's, Pizza Express and Burger King
- Important Buckinghamshire commuter town

Location

Miles: 6 miles north-west of Beaconsfield
27 miles south-east of Oxford
28 miles north-west of London

Roads: A40, M40 (J4)

Rail: High Wycombe

Air: London Heathrow

Situation

High Wycombe is an important Buckinghamshire commuter town located 28 miles north-west of London, six miles north-west of Beaconsfield and one mile north of junction 4 of the M40 motorway. The property is located on the west side of the pedestrianised Bull Lane, just a short walk to Eden Shopping Centre, with retailers including Zara, Gap, Superdry, Lush, Tesco and Marks & Spencer, and restaurants including Wagamama, Nando's and Burger King. Other nearby retailers include Primark, Millers, Greggs and Sports Direct.

Description

The property comprises a ground floor betting office with ancillary accommodation on the first floor (not currently used by the tenant) that is accessed separately from the front.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Energy Performance Certificate

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

Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | Tenant | Term | Rent p.a.x. |
|--------------|-----------|----------------------------------|---------------------------|---|----------------|
| Ground | Retail | 129.19 sq m (1,391 sq ft) | CORAL ESTATES LIMITED (1) | 15 years from 23/03/2007 on a full repairing and insuring lease | £44,000 |
| First | Ancillary | 79.40 sq m (855 sq ft) | | | |
| Total | | 208.59 sq m (2,246 sq ft) | | | £44,000 |

(1) For the year ending 31st December 2017, Coral Estates Limited reported a turnover of £11,680,000, pre-tax profits of £3,416,000 and a total net worth of £34,771,000 (Source: Experian Group 07/01/2020). Coral operates from over 1,800 betting shops throughout the UK (Source: www.theguardian.com 07/01/2020).



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