

# Lot 6

£194,868  
Per Annum (2)

46 Sycamore Road,  
**Amersham, Buckinghamshire HP6 5DR**

Freehold Supermarket Investment in Affluent Buckinghamshire Commuter Town



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.
Ground	Retail/Ancillary	639.54 sq m	(6,884 sq ft)	WAITROSE LIMITED (1)	15 years from 29/09/2010 until 28/09/2025 on a full repairing and insuring lease	£194,868 (2)
First	Ancillary	106.09 sq m	(1,141 sq ft)			
<b>Total</b>		<b>745.63 sq m</b>	<b>(8,025 sq ft)</b>			<b>£194,868 (2)</b>

- (1) For the year ending 26th January 2019, Waitrose Limited reported a turnover of £6,296,700,000, pre-tax profits of £84,800,000 and shareholders funds of £906,100,000 (source: SmartSearch 23/04/2020).
- (2) Under the terms of the lease, the current passing rent is £168,095 pa, with a fixed rental increase on 29th September 2020 to £194,868 pa. The Vendor has agreed to adjust the completion monies from completion of the sale until the fixed rental uplift in September 2020, so that the property effectively produces £194,868 per annum.
- NB: Floors area provided by VOA. Please note that the Property is also subject to a lease to Castlebrook Holdings Limited for a term of 125 years from and including 25/03/2015 at a peppercorn rent. The lease is for a small parcel of land to the rear of the Property, which is used for two car parking spaces that Castlebrook Holdings Limited let to WHSmith - please see legal pack.

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### Key Details

- Let to Waitrose Limited (t/a Little Waitrose)
- 15 year lease from September 2010
- Tenant option to renew lease from September 2020 for 10 years at a commencing rent of £225,905 per annum rising to £261,886 per annum in September 2025
- Approximately 745.63 sq m (8,025 sq ft)
- Affluent and attractive Buckinghamshire market town
- Nearby retailers include Marks & Spencer Simply Food, Boots the Chemist, Costa Coffee, Greggs, WHSmith, Holland & Barrett, Waterstones and various boutique shops, cafe's and restaurants

### Location

**Miles:** 8 miles north-east of High Wycombe  
29 miles north-west of Central London  
**Roads:** A413, A335, M40  
**Rail:** Amersham  
**Air:** London Heathrow

### Situation

Amersham is an affluent and attractive market town within the London commuter belt, located within the Chiltern Hills. Amersham benefits from excellent access to London and the rest of the country via the A355, which leads to the M40 and M25 motorways. The property is located on the east side of Sycamore Road, Amersham's primary retailing thoroughfare. Nearby retailers include Marks & Spencer, Holland & Barrett, Caffè Nero, Greggs, Boots the Chemist, Costa, WHSmith, Waterstones and various boutique shops, cafe's and restaurants.

### Description

The property comprises a ground floor supermarket with ancillary accommodation on the first floor.

### Tenure

Freehold.

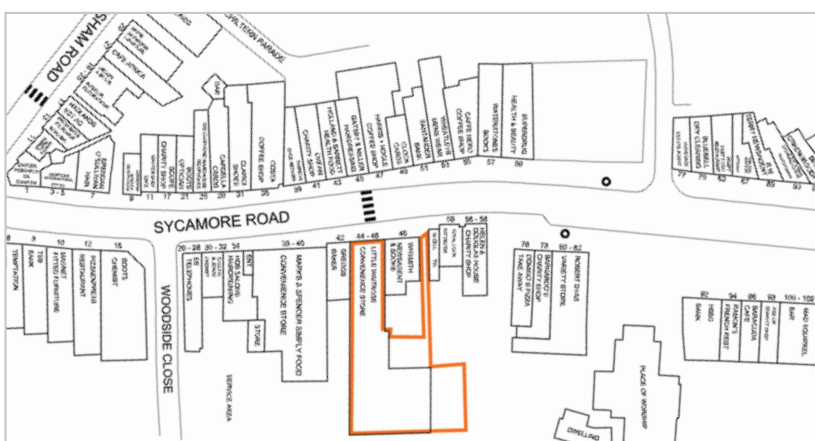
### VAT

VAT is not applicable to this lot.

### Six Week Completion.

### Energy Performance Certificate

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



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