

Lot 2

£22,500 Per Annum
Exclusive

3 & 3a The Parade, Farnham Common, Buckinghamshire SL2 3QJ

Freehold Retail and Residential Investment



Key Details

- Entirely let to 2 Brothers Farnham Common Limited t/a Fish & Chips
- Let until March 2031 (no breaks)
- Includes separately accessed split level three bed maisonette on the first and second floors
- Affluent and popular Buckinghamshire village between Beaconsfield and Stoke Poges
- VAT-free investment

Location

Miles: 4 miles south of Beaconsfield
6 miles north of Windsor
24 miles west of Central London

Roads: M4, M25, M40

Air: London Heathrow

Situation

Farnham Common is an affluent and attractive commuter village in Buckinghamshire, between Beaconsfield and Stoke Poges, and approximately 24 miles west of Central London. The property is located less than six miles from the M40 motorway at its junction with the M25 (J16). The property is situated in a prominent location on the east side of The Parade (Beaconsfield Road), in the heart of Farnham Common. Nearby occupiers include Sainsbury's Local, Tesco Express, Costa Coffee and various independent retailers, cafe's and restaurants.

Description

The property comprises a three storey building, arranged as a ground floor takeaway, with a three bedroom split-maisonette on the first and second floors, accessed separately from the front and rear. The Property benefits from parking to the rear please see Legal Pack for extent of title to be transferred on completion.

Tenure

Freehold.

VAT

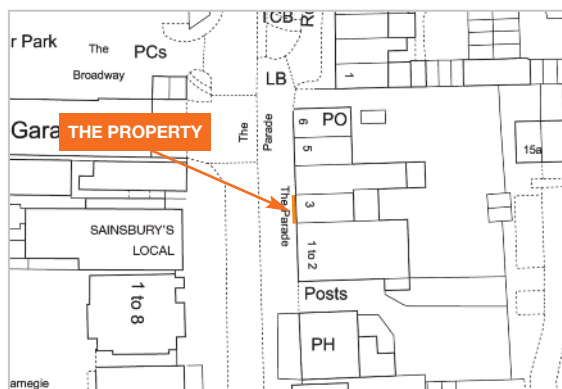
VAT is not applicable to this lot.

Energy Performance Certificate

Shop - D, Flat - D. See legal pack at www.acuitus.co.uk.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground	Takeaway/	77.39 sq m	(833 sq ft)	2 BROTHERS FARNHAM COMMON LIMITED Fish & Chips	15 years from 25/03/2016 until 24/03/2031 on a full repairing and insuring lease	£22,500	25/03/2021
First/Second	3 bed maisonette	111.48 sq m	(1,200 sq ft)				
Total		188.87 sq m	(2,033 sq ft)			£22,500	



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationary Office © Crown Copyright 100020449. For identification purposes only.

Acuitus

David Margolis
+44 (0)20 7034 4862
+44 (0)7930 484 440
david.margolis@acuitus.co.uk

Acuitus

George Goucher
+44 (0)20 7034 4860
+44 (0)7513 610 710
george.goucher@acuitus.co.uk

Associate Auctioneer

Jaggard Macland LLP
Simon Harper
+44 (0)1494 677 755
srh@jaggardmacland.co.uk



Seller's Solicitors: IBB Law LLP

Katherine Bereza
+44 (0)1895 207 251
katherine.bereza@ibblaw.co.uk