

# Lot 3

£27,000 Per Annum  
Exclusive

## 4 & 4a The Parade, Farnham Common, Buckinghamshire SL2 3QJ Freehold Retail and Residential Investment



### Key Details

- Entirely let to Wokkaido (Farnham) Limited t/a Duran's Cafe
- Let until June 2029 (subject to option)
- 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 to Junction 1A of 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 restaurant, with a three bedroom split-maisonette on the first and second floors, accessed separately from the 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

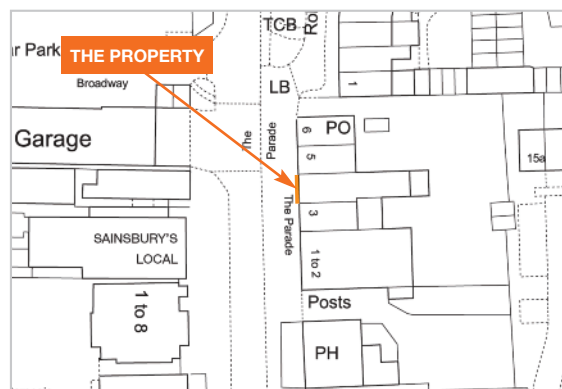
VAT is not applicable to this lot.

### Energy Performance Certificate

Shop - C. Flat - D. See legal pack at [www.acuitus.co.uk](http://www.acuitus.co.uk).

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground	Restaurant/Ancillary	120.03 sq m	(1,292 sq ft)	WOKKAIDO (FARNHAM) LIMITED t/a Duran's Cafe	10 years from 21/06/2019 until 20/06/2029 on a full repairing and insuring lease	£27,000	21/06/2024
First/Second	3 bed maisonette	133.41 sq m	(1,436 sq ft)				
<b>Total</b>		<b>253.44 sq m</b>	<b>(2,728 sq ft)</b>			<b>£27,000</b>	



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