## **Buckinghamshire HP11 2DG**

For sale by Auction on 31/Mar/2022 (unless sold or withdrawn prior)





**Freehold Retail Investment** 

www.acuitus.co.uk

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### **Property Information**

#### Freehold Retail Investment

- Let to RAL Limited
- Lease expires in June 2026 (no breaks)
- Tenant in occupation since 2005
- Tenant converted first floor to tanning studio in 2019
- Future potential to convert first floor to residential (subject to lease and consents)
- Affluent Buckinghamshire commuter town
- Nearby occupiers include Primark, KFC, Greggs, Costa Coffee, Sainsbury's and McDonalds
- VAT-free investment

#### Lot 2

#### Auction

31/Mar/2022

#### Rent

£28,000 per Annum Exclusive

#### Sector

High Street Retail

#### Status

Available

#### **Auction Venue**

Live Streamed Auction

#### Location

Miles 7 miles north-west of Beaconsfield, 8 miles south-west of

Amersham, 28 miles north-west of Central London

Roads A40, A404, M40 (Junctions 3 & 4)

Rail High Wycombe Railway Station

Air London Heathrow Airport

#### Situation

High Wycombe is an affluent London commuter town and the property occupies a prominent town centre location on the south side of Oxford Street, at its junction with pedestrianised Bull Lane. Nearby occupiers include Primark, KFC, Greggs, Costa Coffee, Sainsbury's and McDonalds. In addition Eden Shopping Centre and Chilterns Shopping Centre are both a short distance from the property.

#### Tenure

Freehold.

#### **Description**

The property comprises a ground floor shop with a tanning studio on the first floor.

#### VAT

VAT is not applicable to this lot.

#### **Completion Period**

Six Week Completion

#### DISCLAIME

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### **Tenancy & Accommodation**

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x
Ground First	Retail/Ancillary Tanning Studio	83.64 sq m 81.48 sq m		RAL LIMITED (1) t/a Admiral Casino Slots	10 years from 07/06/2016 on a full repairing and insuring lease	£28,000
Totals		165.12 sq m	(1,777 sq ft)			£28,000

<sup>(1)</sup> www.admiralcasino.co.uk

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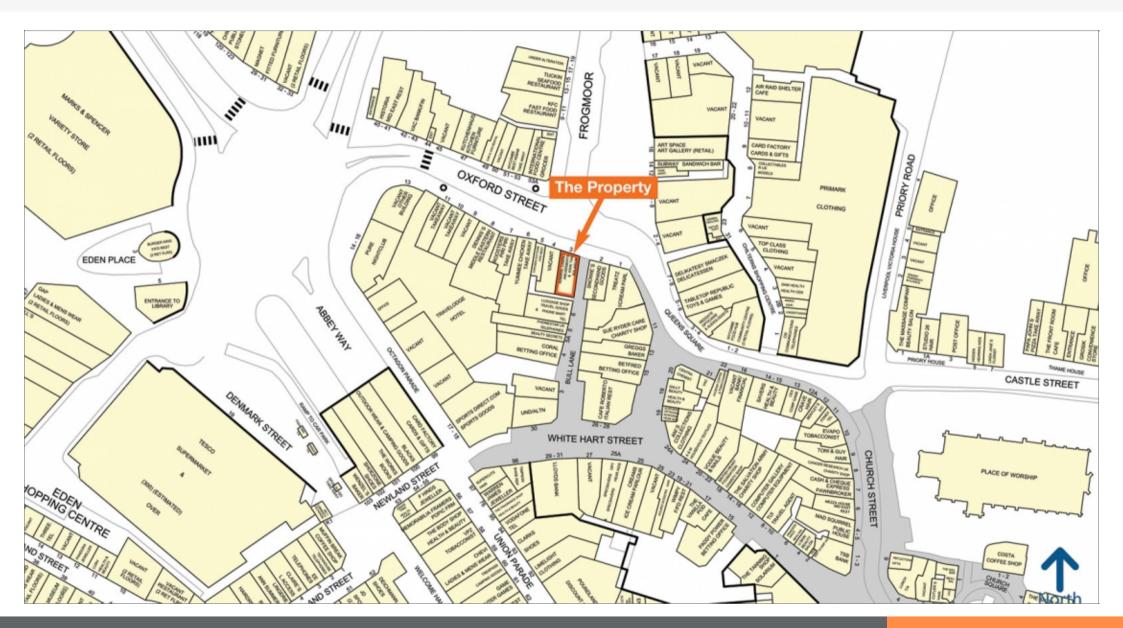




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#### **Contacts**

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