

Lot 2, 3 Oxford Street, High Wycombe,

Buckinghamshire HP11 2DG

For sale by Auction on 31/Mar/2022 (unless sold or withdrawn prior)



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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

Status

Available

Sector

High Street Retail

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

DISCLAIMER

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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	(900 sq ft) (877 sq ft)	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

(1) www.admiralcasino.co.uk

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Freehold Retail Investment

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September 2020