

# Wallingford

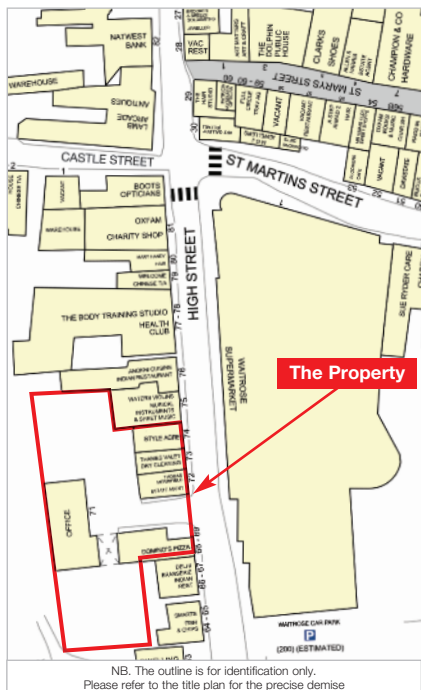
68/74 High Street  
Oxfordshire  
OX10 0BX

- Freehold Shop, Office and Residential Ground Rent Investment
- Lessees include D.P.Realty Limited (Domino's Pizza)
- Residential redevelopment potential (1)
- Flat reversions from 2087
- Total Current Rents Reserved **£86,800 pa,**  
**No. 74 presently nil rent, reversion in November 2015**

**SIX WEEK COMPLETION AVAILABLE**



LOT 85



**Tenure**  
Freehold.

**Location**  
Wallingford is a market town located on the River Thames some 12 miles south of Oxford and 14 miles north of Reading. The M40 Motorway is to the north, the M4 Motorway to the south and the A34 to the west. The property is located within the town centre on the north side of High Street, west of the junction with Castle Street. Waitrose Supermarket and car park is opposite, whilst other occupiers close by include Oxfam and Boots Opticians.

**Description**  
The property comprises 4 shops, an office suite and car parking. In addition there are 6 flats which have been sold off on long leases, as have 3 of the car parking spaces. The 4 ground floor shops have a frontage to High Street, whilst the office suite is located above shop no. 68, Domino's and above ground floor flats 70A, B and C which are to the rear. Flats 72, 73 and 74 are situated above shops 72, 73 and 74.

**VAT**  
VAT is applicable to this lot.

**Documents**  
The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

**Energy Performance Certificate**  
For the commercial element, range from EPC Rating 61-110 Bands C-E (Copies available on website).

**Planning (1)**  
The planning consent under which the ground floor flats 70A, B and C were converted from office to residential was only part implemented as it also included the first floor office No.69/71 comprising 208 sq m (2,249 sq ft).





No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
68	D P Realty Ltd (Domino's Pizza)	Gross Frontage 5.00 m (16' 5") Net Frontage 2.30 m (7' 6") Shop & Built Depth 16.45 m (53' 11") Ground Floor 87.35 sq m (940 sq ft)	20 years from 24.04.2015 Rent review and tenant option to break every 5th year FR & I	£25,000 p.a.	Rent Review 2020
72	Thomas Merrifield Wallingford Ltd (Estate Agents)	Gross Frontage 5.50 m (18') Net Frontage 3.80 m (12' 6") Shop Depth 10.20 m (33' 6") Built Depth 11.90 m (39') Ground Floor 55.30 sq m (595 sq ft)	10 years from 17.08.2007 Rent review every 5th year FR & I	£14,250 p.a.	Reversion 2017
73	Thames Valet (Wallingford) Ltd (Dry Cleaner)	Gross Frontage 4.80 m (15' 9") Net Frontage 3.70 m (12' 2") Shop & Built Depth 12.35 m (40' 6") Ground Floor 57.00 sq m (614 sq ft)	10 years from 01.09.2007 Rent review every 5th year FR & I	£13,500 p.a.	Reversion 2017
74	Style Acre (a charity)	Gross Frontage 5.20 m (17' 1") Net Frontage 3.50 m (11' 6") Ground Floor (3) 57.10 sq m (615 sq ft)	Expiring 30.11.2015	£nil p.a.	Reversion 2015
69 & 71	Ridgeway International Ltd (2)	First Floor Office 208.95 sq m (2,249 sq ft)	15 years from 01.06.2009 Rent review every 5th year FR & I	£33,000 p.a.	Rent Review 2019
Flats 70A, B & C	Individuals	Ground Floor 3 Flats	Each 125 years from 2014 at £100 p.a.	Total £300 p.a.	Reversion 2139
Flat 72	Individual (Flat)	First Floor Flat	100 years from 25.12.1987 (4)	£154 p.a.	Reversion 2087
Flat 73	Individual (Flat)	First Floor Flat	100 years from 01.05.2001 (4)	£260 p.a.	Reversion 2101
Flat 74	Individual	First Floor Flat	100 years from 25.12.1987 (4)	£336 p.a.	Reversion 2087
Parking Space 13	Individual	1 Parking Space	100 years from 25.12.1987	Peppercorn	Reversion 2087
Parking Spaces 19 & 20	Individual	2 Parking Spaces	100 years from 01.01.1983	Peppercorn	Reversion 2083

(2) We understand that part of the office suite has been sublet to Oxford District Council.

(3) Not inspected by Allsop. Floor areas taken from www.voa.gov.uk.

(4) In respect of flats 72,73 and 74, the rent is reviewed on each disposition by the tenant in proportion to the increase in capital value.

**Total £86,800 p.a.**