



Tenure
Freehold.

Location
High Wycombe is located 28 miles north-west of Central London and is a major retail and commercial centre serving a population of some 72,000. The town enjoys excellent communications with Junction 4 of the M40 located approximately 2 miles to the south and Junction 16 of the M25 being within 12 miles. The property is situated in the town centre on Oxford Street, at its junction with Frogmoor and Bull Lane and opposite the Chilterns Shopping Centre. Occupiers close by include Oxfam (adjacent), Pizza Express, KFC, Yorkshire Bank, Totesport, Coral, Robert Dyas, Santander, The Works, Primark and Marks & Spencer.

Description
The property is arranged on ground and one upper floor to provide a ground floor amusement arcade with offices, staff accommodation and WCs above. The property has side access into Bull Lane.

The property provides the following accommodation and dimensions:

Gross Frontage	7.50 m	(24' 7")
Net Frontage	6.80 m	(22' 4")
Shop Depth	12.30 m	(40' 4")
Built Depth	13.70 m	(44' 11")
First Floor	63 sq m	(678 sq ft)

Tenancy
The entire property is at present let to RAL LTD for a term of 10 years from 10th July 2005 at a current rent of £28,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information
The parent company, Talarius Ltd, operate approximately 180 adult gaming centres and 10,000 machines throughout the UK and are the country's largest operator.
Website Address: www.talarius.com
For the year ended 11th June 2011, RAL Ltd reported a turnover of £42.824m, a pre-tax loss of £154,000, shareholders' funds of £19.441m and a net worth of £17.215m.
(Source: riskdisk.com 16.02.2012)

VAT
VAT is not applicable to this lot.

Documents
The legal pack will be available from the website www.allstop.co.uk

Viewings
Viewings are by appointment only, please e-mail your request with full contact details to viewings@allstop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 29 High Wycombe.**

High Wycombe

3 Oxford Street Buckinghamshire HP11 2DG

- **Freehold Shop Investment**
- Entirely let to RAL Ltd
- Town centre location opposite the Chilterns Shopping Centre
- Located close to KFC, Pizza Express and Marks & Spencer amongst others
- No VAT applicable
- Current Rent Reserved
£28,000 pa

**SIX WEEK COMPLETION
AVAILABLE**

