

## Bicester Magnolia House Banbury Road Oxfordshire OX26 3NP

- **Freehold Investment**
- Let to G4S Care & Justice Services (UK) Ltd with a guarantor
- Lease expires 2023
- Annual RPI increases
- No VAT applicable
- Current Rent Reserved

**£44,816 pa**

**SIX WEEK COMPLETION**



### Tenure

Freehold.

### Location

The attractive market town of Bicester has a population of some 32,500 and lies some 8 miles north-east of Oxford and 16 miles west of Aylesbury. Road communications are excellent with the town being located at the junction of the A41, A421 and A4095. In addition, the M40 Motorway is located 3 miles west of the town.

The property is situated on the east side of Banbury Road (B4100) in an attractive residential area some 0.8 miles north of Bicester town centre. Banbury Road benefits from local bus services and leads south some 1.25 miles to the A41 and shopping at Bicester Village. The surrounding area provides houses of a similar size whilst there is a modern residential area immediately to the south and east.

### Description

The property is arranged on ground and one upper floor to provide "residential home" accommodation for five people. The property comprises an entrance hall, five bedrooms, one upstairs and two downstairs bathrooms, sitting room, office and a kitchen. In addition, there is a front driveway and rear garden with store.

The property provides the following Gross Internal Areas:

<b>Ground Floor</b>	<b>114 sq m</b>	<b>(1,227 sq ft)</b>
<b>First Floor</b>	<b>68 sq m</b>	<b>(732 sq ft)</b>
<b>Total</b>	<b>182 sq m</b>	<b>(1,959 sq ft)</b>
<b>Rear Store</b>	<b>16 sq m</b>	<b>(172 sq ft)</b>

### Tenancy

The entire property is at present let to G4S CARE & JUSTICE SERVICES (UK) LIMITED, guaranteed by G4S Regional Management (UK & I) Ltd, for a term of 10 years from 18th November 2013 at a current rent of £44,816 per annum. The lease provides for annual rent reviews to the increase in the RPI. The lease also contains full repairing and insuring covenants. At the expiry of the lease, the tenant has an option to renew for a further ten years on similar terms.

### Tenant Information

Website Address: [www.g4schildrenshomes.co.uk](http://www.g4schildrenshomes.co.uk)

For the year ended 31st December 2014, G4S Care & Justice Services (UK) Limited reported a turnover of £332.912m, a pre-tax profit of £5.810m, shareholders' funds of £30.408m and a net worth of £27.722m. (Source: Experian 08.06.2015.)

For the year ended 31st December 2013, the guarantor reported a turnover of £972.285m, a loss of £62.537m, shareholders' funds of £251.564m and a net worth of £66.705m.

(Source: Experian 08.06.2015.)

### VAT

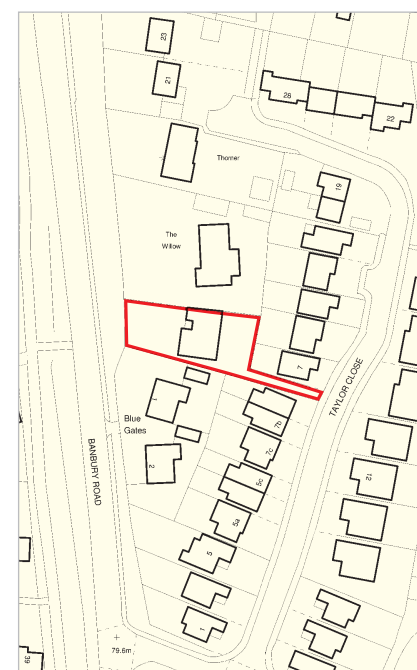
VAT is not applicable to this lot.

### Documents

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

### Energy Performance Certificate

EPC Rating 69 Band C (Copy available on website).



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** Sarah Willey, Shepherd and Wedderburn. Tel: 0207 429 4927 e-mail: [sarah.willey@shepwedd.co.uk](mailto:sarah.willey@shepwedd.co.uk)

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