

## Denham

61 Oxford Road  
Buckinghamshire  
UB9 4DA

- **Freehold Retail Warehouse Investment**
- To be entirely let to Multi-Tile Ltd on a new 20 year lease (1)
- Annual RPI linked rent reviews (collared and capped at 1% and 3%)
- Busy roadside location on A4020 (Oxford Road)
- Reversion 2037
- Current Rent Reserved  
**£60,000 pa**  
**with RPI linked rent reviews (collared and capped at 1% and 3%)**

On the Instructions of

**Topps Tiles**



NB. The plan is for identification only. © Crown Copyright, ES 100004106



### Tenure

Freehold.

### Location

Denham is located between Uxbridge and Gerrards Cross within a mile of the M40 (Junction 1) and M25 (Junction 16). Denham is also served by the A412 and A4020. Mainline Rail services are available at Denham Station, whilst the London Underground (Piccadilly and Metropolitan Lines) are available at Uxbridge.

The property is situated in a prominent position fronting Oxford Road (A4020), opposite its junction with Newtown Road, to the south of Junction 1 of the M40, half a mile north-west of Uxbridge town centre. Occupiers close by include McDonald's, Esso, HSS Hire and a number of other local occupiers.

### Description

The property is arranged on ground and mezzanine floor to provide a ground floor retail warehouse with storage and staff accommodation to the mezzanine floor. The property also benefits from a car park to the front of the building for approximately 8 marked parking spaces.

The property provides the following accommodation and dimensions:

Ground Floor	275.75 sq m	(2,968 sq ft)
Mezzanine Floor	44.25 sq m	(476 sq ft)
<b>Total</b>	<b>320.00 sq m</b>	<b>(3,444 sq ft)</b>

### Tenancy

The entire property is at present let to MULTI-TILE LTD for a term of 20 years from completion at an initial rent of £60,000 per annum. The lease provides for yearly RPI linked rent reviews (to be collared and capped at 1% and 3% respectively) and contains full repairing and insuring covenants. The lease contains an option to break on the 15th year (1).

### Tenant Information

For the year ended 1st October 2016, Multi-Tile Ltd reported a pre-tax profit of £9.1m, shareholders' funds of £170m and a net worth of £170m. (Source: Experian 14.09.2017.)

### VAT

VAT is not 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

EPC Rating 45 Band B (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

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