

**Princes
Risborough**
15 Duke Street
Buckinghamshire
HP27 0AT

- Freehold Shop and Residential Ground Rent Investment
- Attractive market town location
- Two lock-up shops
- Two residential ground rents
- No VAT applicable
- Total Current Rents Reserved **£12,700 pa⁽²⁾**

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Princes Risborough is a popular commuter town located on the western side of the Chiltern Hills, 42 miles north-west of Central London and 23 miles east of Oxford. The town, which serves a population of around 8,000, enjoys excellent communications, with rail services to London (Marylebone 40 minutes) and easy access to the M40 Motorway at Junction 4 (via A4010) and Junction 6 (A4009).

The property is situated on the western side of Duke Street, which connects the town's Tesco Superstore to the north with the High Street and Market Square to the south.

Occupiers close by include Boots Opticians, Coral and TSB, as well as a number of independent retailers.

Description

The property comprises two ground floor retail units with two residential flats which have both been sold off.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
15B	Individuals (t/a Safir Jewellers) (1)	Ground Floor 16.70 sq m (180 sq ft)	12 years from 19.02.2018 Tenant's break 23.06.2024 Open market rent review 23.06.2024	£6,100 p.a. (2)	Rent Review 2024
15C	Individuals (t/a KC Barbers)	Ground Floor 20.00 sq m (215 sq ft)	Term of years from 19.02.2018 and expiring 04.03.2028 Tenant break option 04.03.2023 Open market rent review 04.03.2023	£6,500 p.a.	Rent Review 2023
15A	Individual	Ground Floor – One Bedroom Flat	A term of years expiring 23.06.2172 (3)	£50 p.a.	Reversion 2172
15	Individuals	First and Second Floor – One Bedroom Maisonette	189 years from 24.06.1983 (3)	£50 p.a.	Reversion 2172

(1) Established since 2001, Safir Jewellers is an independent jeweller (Source: www.safir.co.uk 29.05.2018).

(2) The Vendor will top up the rent to £6,100 per annum from completion until 23rd June 2019 at the commencement of the reversionary lease.

(3) Notices under The Housing Act 1996 have been served.

Total £12,700 p.a.⁽²⁾

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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