

Wantage
48/49 and 50/51
Market Place
Oxfordshire
OX12 8AW

- **Freehold Shop Investment**
- 2 large shops in a first class location
- Larger unit let to Boots UK Ltd on a lease expiring 2021
- Smaller unit let on a new 5 year lease guaranteed by Superdrug Stores plc
- Affluent Oxfordshire commuter town
- Rent Reviews 2016 and 2017
- Total Current Rents Reserved **£95,000 pa**



Tenure
Freehold.

Location
Wantage is an attractive market town situated some 60 miles west of London and some 15 miles south of Oxford. Road communications are good with the A338 providing a direct link to the M4 motorway (Junction 24) 10 miles to the south and the A34 some 5 miles to the east which gives access to Oxford and the M40.
The property is situated on Market Place, the principal retailing position in the town where there is ample car parking and a regular street market. Other retailers in the town include Holland & Barrett, Lloyds, HSBC, Barclays, NatWest banks, Costa Coffee, Greggs and a newly extended Waitrose with 130 car spaces at the rear.

Description
The property is arranged on ground and one upper floor to provide two substantial shop units with ancillary storage at first floor level. The property benefits from a shared rear yard which is included in the sale.

VAT
VAT is applicable to this lot, TOGC available.

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 87 Wantage**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
48/49 Market Place	Kruidvat Real Estate UK Ltd (guaranteed by Superdrug Stores plc) (1)	Ground Floor Sales 157.20 sq m (1,692 sq ft) Ground Floor Ancillary 18.60 sq m (200 sq ft) First Floor Store 145.30 sq m (1,564 sq ft) First Floor Staff 8.40 sq m (90 sq ft) Total 329.50 sq m (3,546 sq ft) (NB Areas taken from www.2010.voa.gov.uk)	Agreement for lease for 5 years from completion FR & I	£45,000 p.a. (1)	Rent Review 2017
50/51 Market Place	Boots UK Ltd (2)	Ground Floor 347.70 sq m (3,743 sq ft) First Floor Staff 58.50 sq m (630 sq ft) Second Floor Store 246.60 sq m (2,654 sq ft) Total 652.80 sq m (7,027 sq ft)	10 years from 08.03.2011 Rent review every 5th year FR & I	£50,000 p.a. (2)	Rent Review 2016

(1) The present lessee has entered into an agreement to surrender on 28th July 2012. For the year ended 25th December 2010, Superdrug plc reported a turnover of £1.054bn, a pre-tax profit of £9.302m, shareholders' funds of £147.735m and a net worth of £133.384m. (Source: riskdisk.com 24.04.2012). The six month, two week rent free period will be topped up by the Vendor such that the buyer effectively receives £45,000 p.a. from completion.
(2) For the year ended 31st March 2011, Boots UK Ltd reported a turnover of £6.732bn, a pre-tax profit of £220m, shareholders' funds of £965m and a net worth of £217m. (Source: riskdisk.com 24.04.2012). A rent free period expiring 8th December 2012 will be topped up by the Vendor on completion such that the buyer will effectively receive £50,000 p.a.

Total £95,000 p.a.

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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