



Tenure
Freehold.

Location
Maidenhead, with a population of some 59,500, is a busy, popular and prosperous Thames Valley town which has seen much development over recent years. It is situated 26 miles west of Central London, 10 miles west of Slough and 15 miles north-east of Reading. The town benefits from excellent road communications with the A404(M) providing access to the M4 to the south and the M40 to the north. The town also benefits from regular rail services to London (Paddington) with a fastest journey time of 26 minutes whilst Heathrow Airport is within easy reach. The property is situated in the pedestrianised town centre next to the entrance to High Street Mall. Occupiers close by include Wilkinson, Barclays Bank, Costa, Boots Opticians, Holland & Barrett, McDonald's and Thomas Cook.

Description
The property is arranged on ground and one upper floor to provide a shop on the ground floor with further ancillary space on the first floor. The property also enjoys return frontage.

The property provides the following accommodation and dimensions:

Gross Frontage	7.20 m	(23' 7")
Net Frontage	5.45 m	(17' 10")
Return Frontage	1.55 m	(5' 1")
Shop Depth	14.77 m	(48' 6")
Built Depth	16.74 m	(54' 11")

Ground Floor	81.7 sq m	(879 sq ft)
First Floor	40.5 sq m	(436 sq ft)
Total	122.26 sq m	(1,316 sq ft)

Tenancy
The entire property is at present let to SCRIVENS LIMITED for a term of 10 years from 24th June 2008 at a current rent of £31,400 per annum, exclusive of rates (1). The lease includes full repairing and insuring covenants.
(1) A Deed of Variation has been entered into which removed the break option in June 2013 in return for reducing the rent from £47,500 per annum to £31,400 per annum as from 25th December 2012 for the remainder of the term.

Tenant Information
Scrivens Opticians has over 140 of its own branches within a nationwide retail network.
Website Address: www.scrivensopticians.com

VAT
VAT is applicable to this lot.

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

Maidenhead

79 High Street

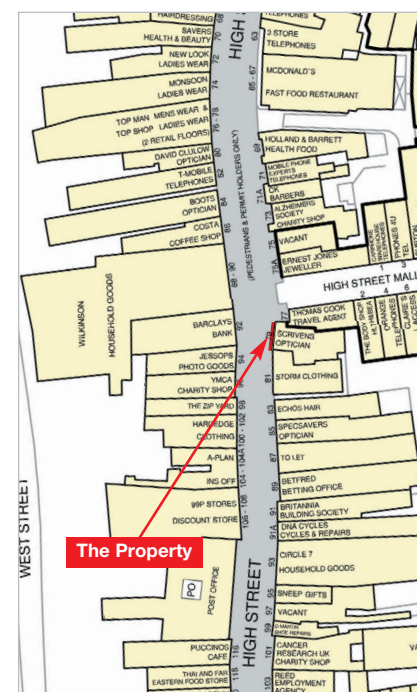
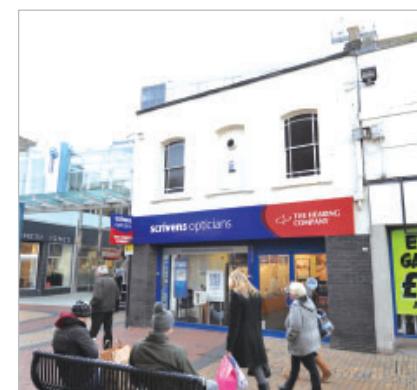
Berkshire

SL6 1JX

- Freehold Shop Investment
- Lease expiring 2018
- Prominent town centre location with return frontage
- Adjacent to the entrance to High Street Mall
- Current Rent Reserved

£31,400 pa

SIX WEEK COMPLETION AVAILABLE



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 E Jackman Esq, Brook Street des Roches LLP. Tel: (01235) 836611 Fax: (01235) 836700 e-mail: edward.jackman@bsdr.com