

Tenure Freehold.

Location

Maidenhead is located 26 miles west of Central London. The town benefits from excellent road communications and regular rail services to London (Paddington) with a fastest journey time of 26 minutes, Heathrow Airport is also within easy reach. Communications will further improve on completion of Crossrail, which will run from Reading via Maidenhead through Central London.

The property is situated in the town centre on the pedestrianised High Street, close to an entrance to Nicholsons Shopping Centre and approximately 0.5 miles from Maidenhead Rail Station with regular services to London Paddington.

Occupiers close by include Specsavers (adjacent), Poundland, Wilko, Barclays, Costa, EE, Holland & Barrett and McDonald's, amongst many others.

Description

The property is arranged on basement, ground and two upper floors to provide two ground floor shops, one of which has the benefit of basement storage. The upper floors provide five flats, accessed from High Street.

VAT

VAT is not applicable to this lot.

Documents

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

Total £82,339.96 p.a.

Energy Performance Certificate For EPC Rating please see website.

| No. | Present Lessee | Accommodation | | | Lease Terms | Current Rent £ p.a. | Next Review/ Reversion |
|--------|---|--------------------------------------|----------------------------|---------------|---|------------------------|---------------------------|
| 87 | National Council of YMCA | Basement Ground Floor | 195.40 sq m 219.10 sq m | | manufate with a free to deal from a second to a fate one | Nil | Reversion 2021 |
| | | Total | 414.50 sq m | (4,461 sq ft) | | | |
| 89 | Done Brothers (Cash Betting) Limited (1) (t/a Betfred) | Ground Floor | 204.60 sq m | (2,202 sq ft) | 10 years from 29.09.2015. Tenant option to determine 20.04.2021 (2). Rent review every 5th year. FR & I | £35,500 p.a. | Rent Review 2020 |
| Flat 1 | Individual | Flat – 3 Rooms, Kitchen, Bathroom/WC | | | 10 month Assured Shorthold Tenancy from 01.10.2017 | £9,000 p.a. | Holding over |
| Flat 2 | Individual(s) | Flat – 2 Rooms, Kitchen, Bathroom/WC | | | 12 month Assured Shorthold Tenancy from 01.07.2017 | £8,400 p.a. | Holding over |
| Flat 3 | Individual | Flat – 3 Rooms, Kitchen, Bathroom/WC | | | 12 month Assured Shorthold Tenancy from 27.03.2017 | £9,600 p.a. | Holding over |
| Flat 4 | Individual | Flat – 3 Rooms, Kitchen, Bathroom/WC | | | 12 month Assured Shorthold Tenancy from 14.05.2014 | £9,879.96 p.a. | Holding over |
| Flat 5 | Individual(s) | Flat – 3 Rooms, Kitchen, | Bathroom/WC | | 12 month Assured Shorthold Tenancy from 07.08.2017 | £9,960 p.a. | Holding over |

(1) Website Address: www.betfredcorporate.com

Betfred was formed in 1967 and is now one of the world's largest independent bookmakers. As of July 2017, Betfred operated 1,650 shops throughout the UK.

NB. The property has not been inspected by Allsop. Floor areas taken from VOA website and residential accommodation provided by Vendor.

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 B Dubiner Esq, Bude Nathan and Iwanier. Tel: 0208 458 5656 e-mail: bd@bnilaw.co.uk

Maidenhead 87/89 High Street Berkshire SL6 1JX

- LOT **96**
- Freehold Shop and Residential
 Investment
- Comprising two shops and five flats
- Located 0.5 miles from Maidenhead Rail Station (Crossrail station)
- Shop let to Done Brothers (Cash Betting) Ltd until 2025 (2)
- Pedestrianised town centre location close to Nicholson Shopping Centre
- No VAT applicable
- Current Rent Reserved

£82,339.96 pa

SIX WEEK COMPLETION AVAILABLE



