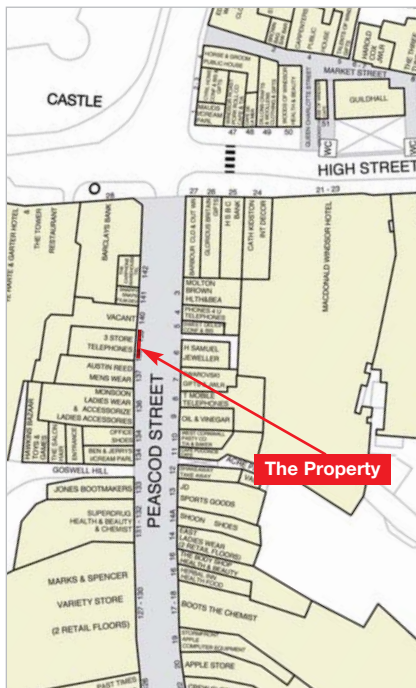


Windsor 138/139 Peascod Street Berkshire SL4 1DS

- Well Located First Class Freehold Shop Investment
 - Pedestrianised town centre location
 - Close to Marks & Spencer
 - Let to Hutchison 3G UK Ltd
 - Reversion 2013
 - No VAT applicable
 - Current Rent Reserved
- £108,000 pa**

On the Instructions of the Executors

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Windsor is an historic and prosperous town situated some 25 miles west of Central London, serving a population of some 31,000, together with a significant volume of tourists visiting The Castle. The town is situated some 2 miles from Junction 6 of the M4, 8 miles from Heathrow and benefits from good rail services to London. The property is situated fronting the principal retail thoroughfare in a pedestrianised section of the street close to the junction with Tower Street and Castle Hill. Occupiers close by include Marks & Spencer, Austin Reed, Swarovski, Monsoon, T Mobile, Phones 4 U and Molton Brown.

Description

The property is arranged over ground and one upper floor to provide a ground floor shop unit together with a self-contained flat above, which comprises 3 rooms, kitchen and bathroom. Access to the flat is via an entrance fronting Peascod Street. The flat was not inspected by Allsop.

The property provides the following accommodation and dimensions:

Gross Frontage (1)	8.10 m	(26' 7")
Net Frontage	6.50 m	(21' 4")
Shop Depth	15.60 m	(51' 2")
Built Depth	17.25 m	(56' 7")

First Floor Flat comprising 3 Rooms, Kitchen and Bathroom
(Not inspected by Allsop and details provided by the Vendor)
(1) Includes entrance to uppers

Tenancy

The entire property is at present let to HUTCHISON 3G UK LTD for a term of 10 years from 11th November 2003 at a current rent of £108,000 per annum, exclusive of rates. The lease contains full repairing and insuring covenants. We understand the flat is sub-let on a Regulated Tenancy.

Tenant Information

No. of Branches: 320. Website Address: www.three.co.uk
For the year ended 31st December 2009, Hutchison 3G UK Ltd reported a turnover of £1.504bn a pre-tax profit of £361.979m, shareholders' funds and net worth of -£6.174bn.
(Source: riskdisk.com 21.07.2011.)
For the year ended 31st December 2009, Hutchison 3G UK Holdings Ltd, the parent company of Hutchison 3G UK Ltd, showed shareholders' funds and a net worth of £3.628bn.

VAT

VAT is not applicable to this lot.

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allsop.co.uk
In the subject box of your e-mail, please ensure that you enter Lot 12 Windsor.

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 Thorne Esq, Dechert LLP. Tel: 0207 184 7413 Fax: 0207 184 6413 e-mail: barry.thorne@dechert.com

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