

High Wycombe

98 Mill End Road Buckinghamshire HP12 4JP

- **Freehold Betting Shop Investment**
 - Comprising shop and a flat
 - Situated in a predominantly residential area
 - VAT not applicable
 - Rent Review 2021
 - Reversion 2027
 - Current Gross Rent Reserved
- £10,748 pa**

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold. Subject to a fixed £3 per annum rent charge.

Location

High Wycombe, with a population of 72,000, is a major retail and office centre located on the River Wye on the southern side of the Chiltern Hills, 28 miles to the north-west of London. Road communications are good as the M40 serves the town at Junction 4, giving excellent access to London, the Midlands and the national motorway networks.

The property is situated on the north side of Mill End Road, a predominantly residential road, in between its junctions with Gallows Lane and New Road.

Occupiers close by include Tesco Express, The Hour Glass public house, Sands House Dental Practice and other local occupiers.

Description

The property is arranged on ground and one upper floor to provide a double fronted ground floor betting shop with a self-contained one bedroom flat above, accessed from the front and currently being used for storage. To the front of the property is car parking for 4 cars.

The property provides the following accommodation and dimensions:

Net Frontage	8.10 m	(26' 7")
Shop and Built Depth	7.20 m	(23' 7")
Ground Floor	64.30 sq m	(692 sq ft)
Part First Floor Flat – Two Rooms, Kitchen and Bathroom		

Tenancy

The entire property is at present let to CORAL RACING LTD for a term of 16 years from 3rd February 2011 at a current rent of £10,748 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

No. of Branches: 1,700+.

Website Address: www.coral.co.uk

For the year ended 31st December 2016, Coral Racing Ltd reported a turnover of £847.4m, a pre-tax profit of £91.17m, shareholders' funds of £215.75m and a net worth of £54.53m. (Source: Experian 30.10.2017.)

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

EPC Rating 105 Band E (Copy available on website).



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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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