

# High Wycombe

## 4 High Street

### Buckinghamshire

#### HP11 2AZ

- **Attractive Freehold Shop and Residential Ground Rent Investment**
- **Comprising a shop and eight flats (sold off)**
- **Situated in an established pedestrianised retail location**
- **Let to Boots UK Ltd until 2022 by way of a recent lease renewal**
- **Total Current Rents Reserved**  
**£61,425 pa**

**SIX WEEK COMPLETION AVAILABLE**



### Tenure

Freehold.

### 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 the pedestrianised High Street, a main retail thoroughfare and in between its junctions with Cornmarket and Corporation Street.

Occupiers close by include Iceland, HSBC, McDonald's, Brighthouse, WH Smith, Halifax, Argos and Costa Coffee, amongst many others.

### Description

The property is arranged on basement, ground and two upper floors to provide a ground floor shop and pharmacy with staff and ancillary accommodation in the basement. The upper parts comprise eight flats, accessed from the front, that have been sold off.

### VAT

VAT is applicable to this lot.

### Documents

The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

### Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
4 High Street	Boots UK Ltd (1)	Gross Frontage (including Resident Entrance) 14.20 m (46' 7") Net Frontage 11.20 m (36' 9") Shop Depth 21.30 m (69' 10") Built Depth 24.20 m (79' 5") Basement 141.50 sq m (1,523 sq ft)	5 years from completion (2) FR & I	£60,000 p.a.	Reversion 2022
Upper Floors	Individuals	Residential (8 Flats – not inspected)	Held on eight 125 year leases each from 01.07.2013 Rent doubles every 25th year	£1,425 p.a.	Reversions 2138

(1) Website Address: [www.boots.co.uk](http://www.boots.co.uk) For the year ended 31st August 2016, Boots UK Ltd reported a turnover of £6.876bn, a pre-tax profit of £523m and a net worth of £1.204bn. (Source: riskdisk.com 14.09.2017.)

(2) Terms have been agreed for a new 5 year lease, the tenants are currently holding over under an old lease.

**Total £61,425 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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