



Artist Impression. Tenant not yet fitted out.

Wallingford

1 Market Place Oxfordshire OX10 0EG

- **Attractive Grade II Listed Virtual Freehold Shop Investment**
- Let on a new lease until 2023 (1)
- Town centre location close to Barclays, Lloyds TSB and Waitrose
- Rent Review 2016
- No VAT applicable
- Current Gross Rent Reserved
£27,500 pa (2)

SIX WEEK COMPLETION AVAILABLE



Tenure

Leasehold. Held for a term of 999 years from 31st May 2002 at a peppercorn.

Location

Wallingford is a market town located on the A4074 12 miles south-east of Oxford, 12 miles north of Reading and 8 miles south-east of Abingdon.

Wallingford benefits from close proximity to the M40 11 miles to the north, the M4 12 miles to the south and the A34 7 miles to the west.

The property is situated on the pedestrianised Market Place at the southern end of St Mary's Street in the heart of the town centre.

Occupiers close by include Barclays, Lloyds TSB, Costa Coffee, Coral, Lloyds Pharmacy, Greggs, Boots, Clarks Shoes and Waitrose amongst others.

Description

The attractive Grade II Listed property is arranged on ground floor only to provide a self-contained retail unit. The property forms part of a larger building, the remainder of which is not included in the sale.

The property provides the following accommodation and dimensions:

Gross Frontage	8.35 m	(27' 5")
Net Frontage	7.20 m	(23' 7")
Shop & Built Depth	8.70 m	(28' 6")

Tenancy

The property is let to POWER INTERNATIONAL for a term of 10 years from 4th February 2013 at a current rent of £27,500 per annum, exclusive of rates. The lease provides for rent reviews in the third and fifth years of the term and contains full repairing and insuring covenants.

(1) There is a tenant's break option at the end of the 3rd year, upon 6 months' written notice and subject to a penalty equating to 3 months payment of the passing rent.

(2) There is a rent free period until 4th November 2013 which the Vendor will 'top up' by way of reduction to the purchase price.

Tenant Information

Power International began its work in 1995 and now work directly in 5 countries across Africa and Asia: Mozambique, Zambia, Zimbabwe and the Laos PDR. They are increasingly seen as a strong and significant player in the charity world and in January 2012 were given a grant of £583,000 by Comic Relief (Source: www.powerinternational.org).

VAT

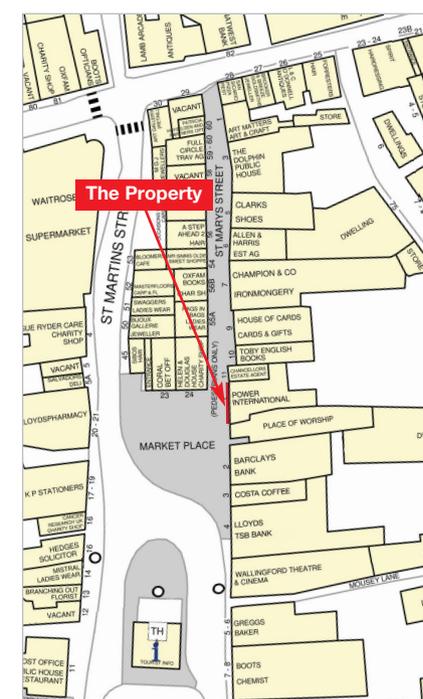
VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 80 Band D (Copy available on website)



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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