

# Lot 10, 2-4 High Street, Datchet, Windsor,

**Berkshire SL3 9EA**

For sale by Auction on 3rd November 2022 (unless sold or withdrawn prior)



Freehold Retail/ Office Investment and Development Opportunity

[www.acutus.co.uk](http://www.acutus.co.uk)



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### Property Information

#### Freehold Retail/ Office Investment and Development Opportunity

- Prominent Building in the centre of Datchet
- Comprises 2 ground floor retail units and 2 office suites on the first and second floors with rear car park for up to 11 cars
- Residential Redevelopment Potential of offices and car park (subject to consents)
- Building not Listed
- Within 70 metres of Datchet Railway Station
- Affluent and historic location 2 miles east of Windsor and 20 miles west of Central London
- Nearby occupiers include Costa Coffee and Coral

#### Lot

10

#### Auction

3rd November 2022

#### Rent

£96,188 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail

#### Auction Venue

Live Streamed Auction

#### Location

##### Miles

2 miles east of Windsor, 3 miles south of Slough, 20 miles west of Central London

##### Roads

M4 (Junction 5), M25

##### Rail

Datchet Railway Station (53 minutes to London Waterloo)

##### Air

London Heathrow Airport, London Gatwick Airport

#### Situation

Datchet is an affluent and historic West London commuter town situated some 2 miles east of Windsor, some 20 miles west of Central London and some 2 miles west of Junction 5 of the M4, which provides excellent access to Central London, the M25 and Heathrow Airport which is only 5 miles to the east. The property is situated in a prominent corner position on High Street, close to its junction with London Road and some 70 metres north of Datchet Railway Station. Nearby occupiers include a number of local retailers and restaurateurs as well as Costa Coffee and Coral.

#### Tenure

Freehold.

#### Description

The property comprises an attractive building with two ground floor retail units and self-contained office accommodation on the first and second floors. Access to the office accommodation is provided by an entrance on Slough Road. The property benefits from car parking to the rear for approximately 11 cars. The property may further benefit from residential redevelopment potential of the offices and car park (subject to consents). We understand that the property is not Listed.

#### VAT

VAT is applicable to this lot.

#### Completion Period

Six Week Completion

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### Tenancy & Accommodation

Address	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term/License	Rent p.a.x./Income	Review/(Reversion)
4 High Street	Ground	Retail	66.70	(718)	FXUK LTD t/a The Laptop Doctor (1)	5 years from 27/07/2020 (2)	£14,000	(26/07/2025)
2 High Street	Ground	Retail	118.70	(1,278)	AN INDIVIDUAL t/a Datchet Food & Wine	10 years from 21/07/2014	£23,000	21/07/2023 (3) (20/07/2024)
2-4 High Street	First	Office	179.74	(1,935)	AZULE LTD (4)	5 years from 01/03/2016 Extended to 30/09/2023	£32,508	(29/09/2023)
2-4 High Street	Second	Office	108.51	(1,168)	TWIN PHOENIX LTD (5)	5 years from 05/09/2022 (2)(6)	£11,680	16/09/2023 15/09/2024 (6) (04/09/2027)
2-4 High Street	Second	Office	85.84	(924)		One year rent guarantee from completion	£15,000	
<b>Total Approximate Floor Area</b>			<b>559.49</b>	<b>(6,023) (7)</b>			<b>£96,188</b>	

(1) FXUK Ltd was incorporated in 2019. The Laptop Doctor are a well-known Computer and Smart Phone Repair Service in Datchet, Windsor and surrounding areas of Berkshire ([www.thelaptopdoctor.co.uk](http://www.thelaptopdoctor.co.uk)). A deposit of £3,601.63 is held by the Seller.

(2) The lease is outside of the security of tenure provisions provided by the Landlord and Tenant Act 1954.

(3) The lease provides for a fixed rental increase on 21/07/2023 to £24,000 per annum exclusive. A deposit of £5,707.62 is held by the Seller.

(4) For the year ending 30/09/2021 Azule Limited reported a Turnover of £2,157,596, a Pre-Tax Profit of negative £302,859 and a Net Worth of £143,547 (NorthRow 03/10/2022). Azule Finance provide specialist funding and leasing services to individuals and businesses working in broadcasting and media ([www.azule.co.uk](http://www.azule.co.uk)). They are wholly owned by PCG Bank which is listed on the AIM. A deposit of £9,302.65 is held by the Seller. The tenant has a right to use 5 parking spaces.

(5) Twin Phoenix Ltd was incorporated in 2016. A deposit of £3,000 is held by the Seller. The tenant has a right to use 2 parking spaces.

(6) The lease provides for a fixed rental increases to £12,500 p.a.x. on 16/09/2023 and £13,750 p.a.x. on 15/09/2024. The lease provides a mutual option to determine the lease on the first and third anniversaries of the term.

(7) The floor areas stated above are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).



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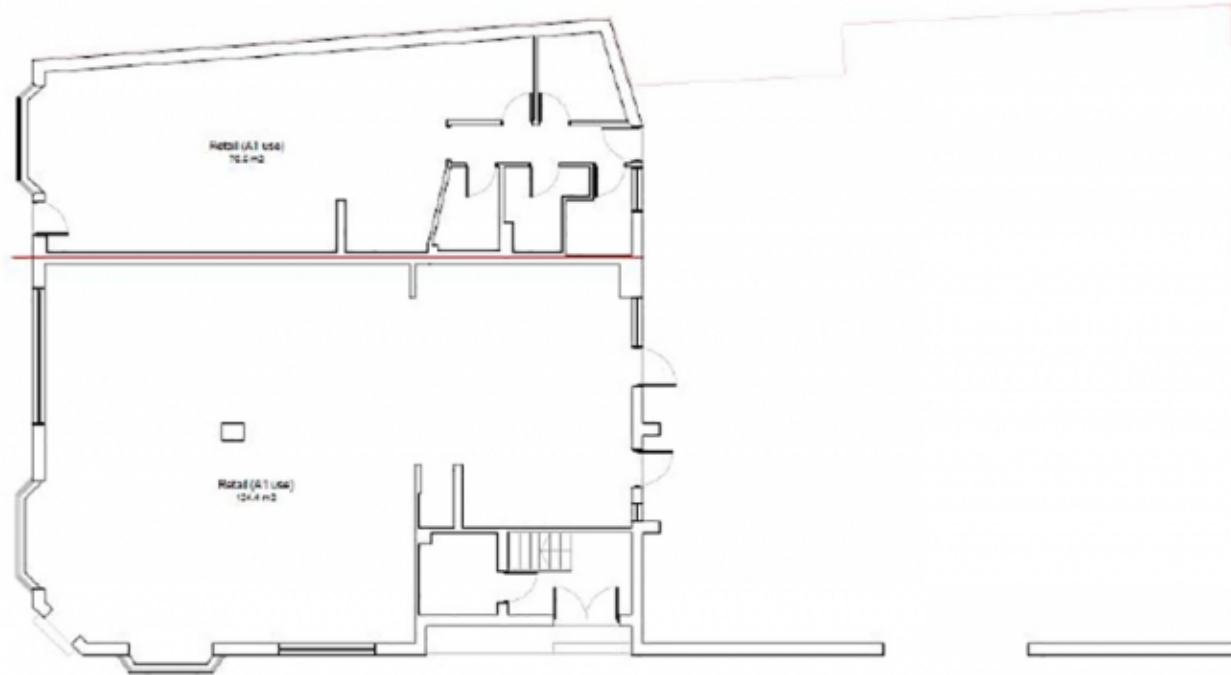
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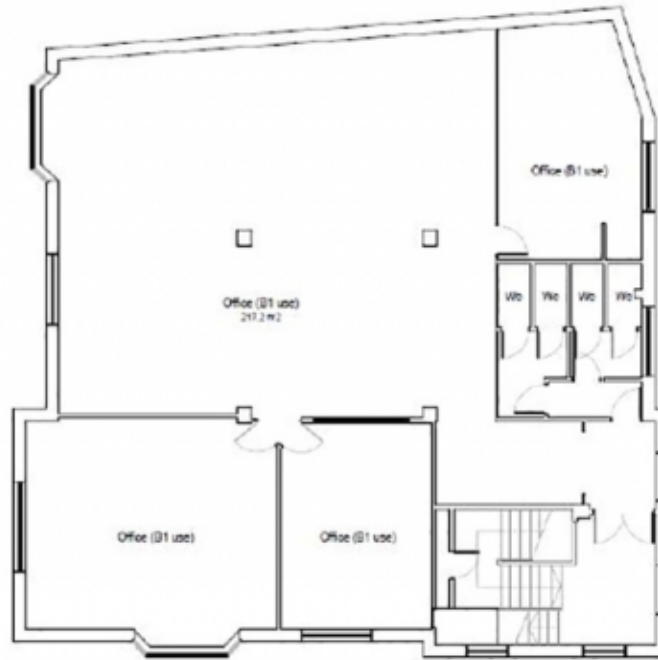



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<p>27-29 The Broadway, Cowley, Middx, Ux8 1JY Tel: 020 5374 4545 Fax: 020 8724 4706</p>	<p>Scale: 1:100 Paper Size: A3</p>																			



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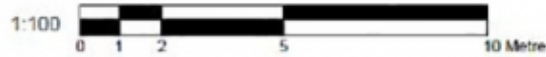
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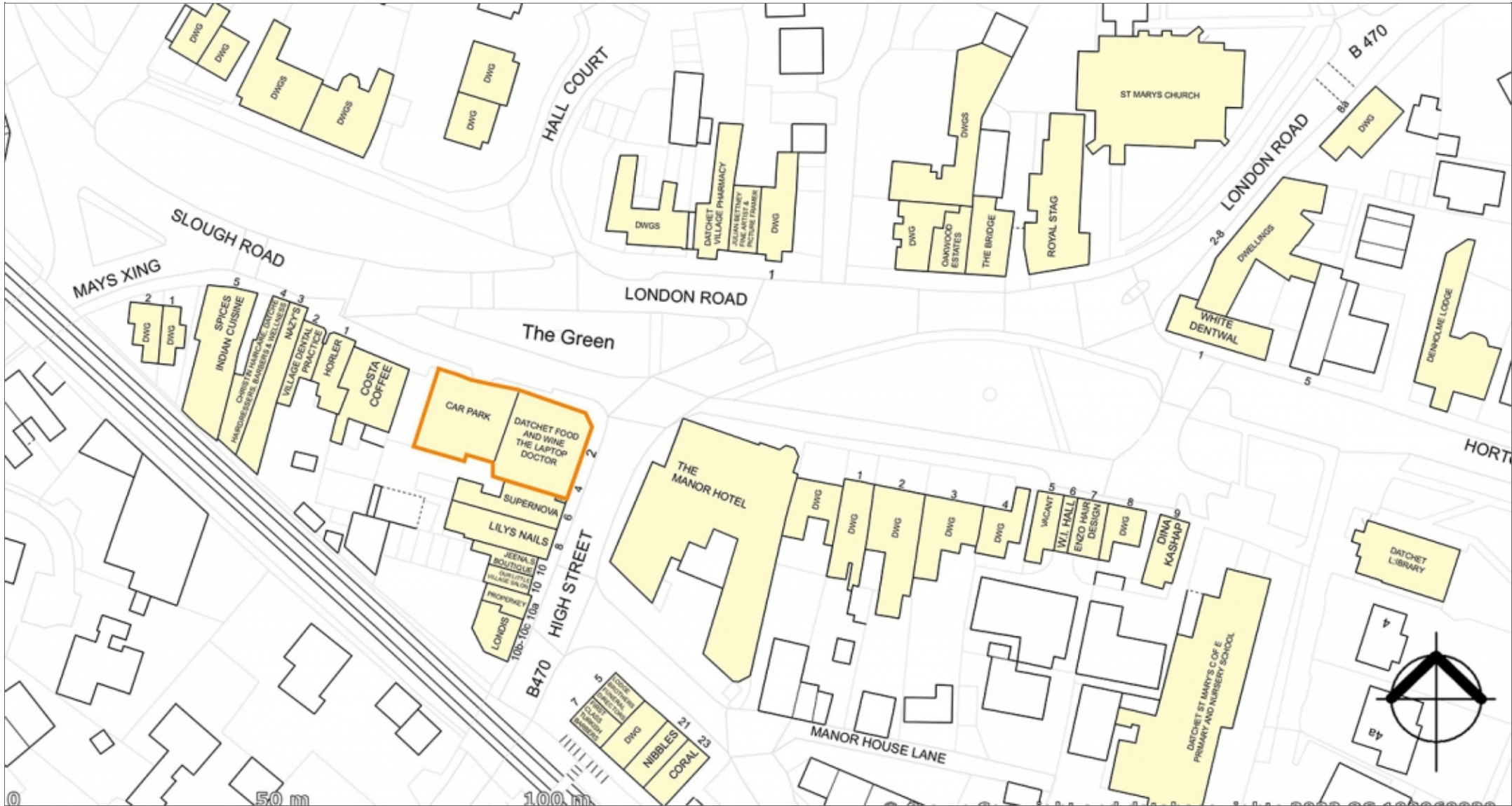
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## Contacts

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September 2020