

Lot 27, The Malt House, 7 The Broadway, Amersham Old Town, Buckinghamshire HP7 0HL

For sale by Auction on 30th March 2023 (unless sold or withdrawn prior)



Freehold Retail & Residential Ground Rent Investment in Affluent Market Town

www.acuitus.co.uk

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Property Information

Freehold Retail & Residential Ground Rent Investment in Affluent Market Town

- Let to Crew Clothing Co. Limited
- 5 year lease from September 2022 (subject to option)
- Affluent and attractive Buckinghamshire market town
- Nearby occupiers include Cote, Whistles, Tesco Superstore and numerous independent retailers
- Michelin starred Artichoke Restaurant close by

Lot
27

Auction
30th March 2023

Rent
£35,150 per Annum Exclusive

Status
Available

Sector
High Street Retail

Auction Venue
Live Streamed Auction

On Behalf of LPA Receivers

Location

Miles 8 miles north-east of High Wycombe, 29 miles north-west of Central London

Roads A335, A413, M40

Rail Amersham Overground Station, Amersham Underground Station (Metropolitan Line)

Air London Heathrow

Situation

Amersham is an affluent and attractive market town within the London commuter belt, located within the Chiltern Hills. The town benefits from excellent access to London and the rest of the country via the A355, which leads to the M40 and M25 motorways. The property is prominently situated in Old Amersham on The Broadway, with the train station 0.9 miles away which gives access to central London via London Underground (Metropolitan Line) and Network Rail services. Nearby occupiers include Cote, Whistles, Tesco Superstore and numerous independent retailers. Street parking is available directly outside the property whilst Amersham Old Town car park & Tesco's car park provide many more spaces. Amersham Old Town is also home to the Michelin star restaurant Artichoke which is close by.

Tenure

Freehold.

EPC

EPC rating: C

Description

The property comprises a ground floor shop together with self-contained residential accommodation on the first floor. The property also includes a small garden and garage to the rear which forms part of the demise of the first floor flat, all of which has been sold off on a 150 year lease.

Note

This property is being marketed for sale on behalf of LPA Receivers and therefore no warranties, representations or guarantees are given or will be given in respect of the information in this brochure or any matter relating to the property, including VAT. Any information provided is provided without liability for any reliance placed on it and the Receivers are acting without personal liability. The Receivers are not bound to accept the highest or any offer.

Completion Period

6 week completion

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq. m.	Floor Areas Approx (sq. ft.)	Tenant	Term	Rent p.a.x.
Ground	Retail/Ancillary	78.30	(843)	CREW CLOTHING CO. LIMITED (2)	5 years from 02/09/2022 (3)	£35,000 (4)
First	Residential	-	(-)	AN INDIVIDUAL	150 years from 22/02/2008	£150
Total Commercial Area		78.30 (1)	(843) (1)			£35,150

(1) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

(2) For the year ending 31st December 2021 Crew Clothing Co. Limited registered a turnover of £82,728,000, a pre-tax profit of £17,112,000 and shareholder funds of £22,284,000. (Northrow: 09/01/2023) Crew Clothing is a British clothing retailer that specialises in casual wear with 79 stores across the UK (<https://www.crewclothing.co.uk>).

(3) As to the ground floor retail unit, the Lease provides for a tenant option to determine the lease on 02/09/2025.

(4) As to the ground floor retail unit, the lease provides for a rent free period until 02/06/2023. The Seller will pay to the Buyer the rent that would have been due from completion of the sale to the end of the rent free period.

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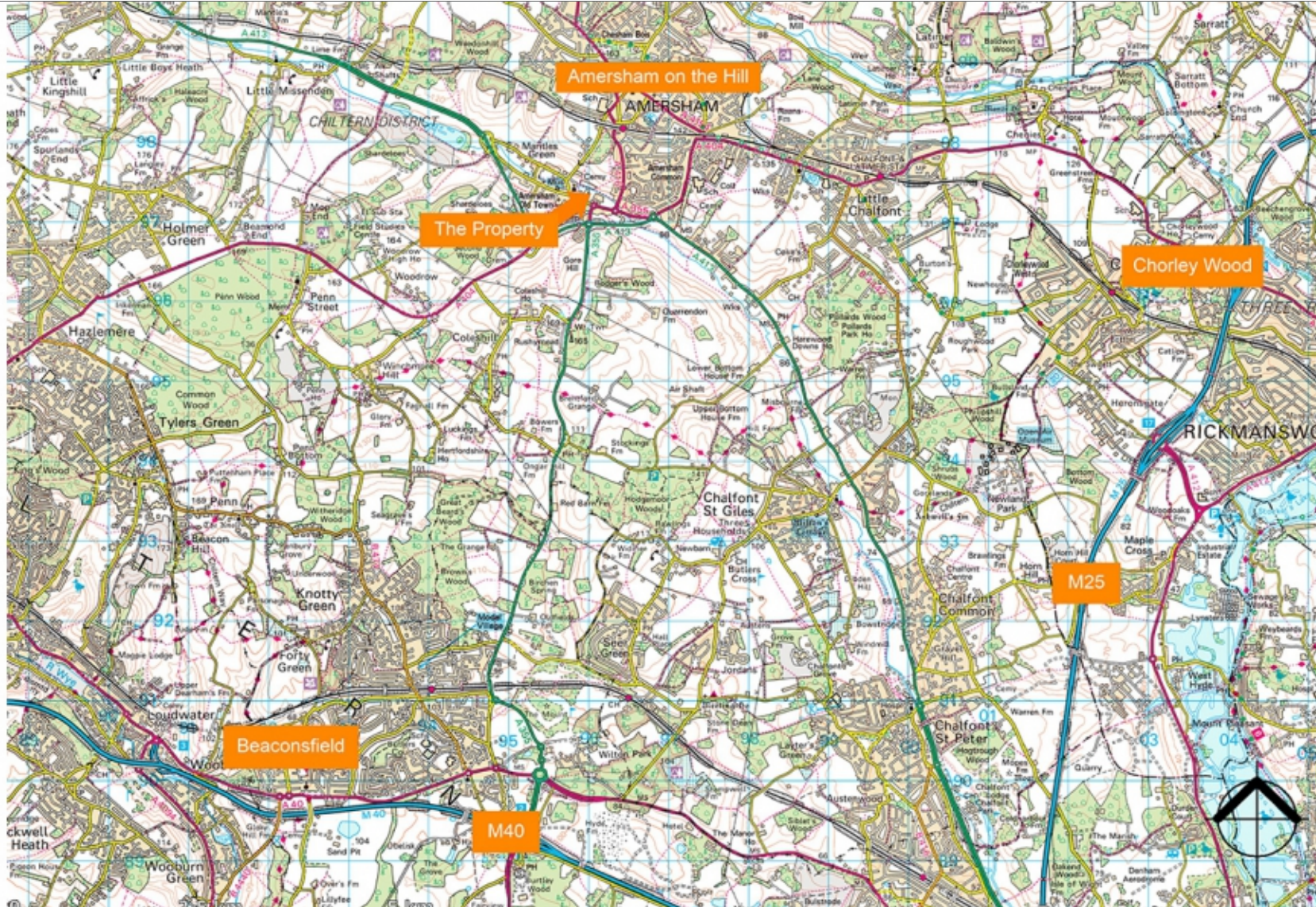
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September 2020