

RETAIL INVESTMENT FOR SALE

Long Leasehold Retail Investment For Sale

3 HOLTSPUR PARADE HEATH ROAD BEACONSFIELD HP9 1DA

Location:

The property is located in the village of Holtspur and is situated on the corner of Heath Road and Holtspur Top Lane within a small, established retail parade.

It is positioned close to the A40 London Road that connects Beaconsfield and High Wycombe and the nearby Harvester Restaurant. Beaconsfield town centre is approximately 1 mile to the east.

Description:

The property is a ground floor lock up shop with ancillary basement area. It has retail frontages to both Holtspur Top Lane and Heath Road.

EPC:

An Energy Performance Certificate is attached to these particulars.

Tenancies:

The property is let to Pure Couture Limited under the terms of an effective FRI lease at £12,500 pa expiring 31 July 2021.

Legal Costs:

Each party to bear their own professional costs.

VAT:

VAT may be payable on the purchase price and/or on the rent and/or on other charges or payments. All figures are quoted exclusive of VAT. Intending purchasers and lessees must satisfy themselves as to the applicable VAT position.

Important Notice

Jaggard Baker, their clients and any joint agents give notice that: These particulars do not form any part of an offer or contract and must not be relied upon as statements of facts or representations of fact. No responsibility is taken of any statements within these particulars. Jaggard Baker are not authorised to make or give representations or warranties in relation to the property here or elsewhere, either on their own behalf or on behalf of their client. The text, photographs and plans are for guidance only. All measurements, areas or distances are approximate. It should not be assumed that the property has the appropriate planning permission. Jaggard Baker have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Tenure:

The long lease of the property is dated 24 April 1995 and is for a term of 125 years, expiring 24 December 2108, therefore approx. 90 years unexpired.

There is a yearly ground rent of £100 payable in advance on the 25 December.

Terms:

Offers are invited in excess of £170,000 for the leasehold interest on an unconditional basis.

Viewings:

No internal access is available to the property without prior appointment. For further information, or to make an appointment to view, please contact:

Stuart Rider
Jaggard Baker LLP
Tel: 01494 689617
Email: stuart.rider@jaggardbaker.co.uk

Energy Performance Certificate

Non-Domestic Building

 HM Government

3 Holtspur Parade
Heath Road
BEACONSFIELD
HP9 1DA

Certificate Reference Number:
0592-9881-7630-5400-5803

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 83

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	110
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	97.52
Primary energy use (kWh/m ² per year):	576.82

Benchmarks

Buildings similar to this one could have ratings as follows:

25	If newly built
72	If typical of the existing stock