

ATTRACTIVE RETAIL INVESTMENT - LL FOR SALE



Long leasehold retail investment for sale.

3 Holtspur Parade,
Heath Road, Holtspur,
Beaconsfield,
HP9 1DA.



Location:

Located in the village of Holtspur on a busy retail parade, on the corner of Heath Road and Holtspur Top Lane.

Positioned close to the A40 London Road that connects Beaconsfield and High Wycombe. Beaconsfield Town Centre is approximately 1 mile away and High Wycombe approx. 4 miles.

Other occupiers in the area include Miller and Carter Steak House, Asda at Esso, and Thirst 4 Coffee shop.

Description:

Ground floor lock up shop with basement/ ancillary storage.

Ground Floor	511 sq ft
Basement	563 sq ft
Total	1,074 sq ft

Tenancies:

The property is let to Pure Couture Limited under the terms of an effective FRI lease at £12,500 pax expiring 31st July 2027.

Tenure:

Long leasehold for 125 years from April 1995, expiring 24th December 2108, leaving approximately 87 years remaining. There is a yearly ground rent of £100 payable in advance on the 25th of December.

Terms:

Looking for offers in excess of £170,000 for the long leasehold on an unconditional basis.

Legal costs:

Each party to bear their own professional costs.

Viewing:

For further information or an appointment to view, please contact Connor Harrington on: 01494 689 604 ch@jaggardmacland.co.uk or contact Bill Harrington on 01494 689 602 or email bh@jaggardmacland.co.uk

Dec-21

Important notice

Jaggard Macland, 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 Macland 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 Macland have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Tel: 01494 677755

Jaggard Macland LLP
McBride House
32 Penn Road
Beaconsfield
Bucks
HP9 2FY

01494 677755
info@jaggardmacland.co.uk
www.jaggardmacland.co.uk

