

# MIXED USE FREEHOLD INVESTMENT FOR SALE



**OIRO: £2,800,000**

## Five Commercial Shops & Six Residential Flats for Sale by Private Treaty

**1–6 The Parade, Farnham  
Common, SL2 3QJ**

### Location

The Parade is located in Farnham Common in Buckinghamshire. This parade is within close proximity of Slough and Junction 2 on the M40 which provides access to London & Oxfordshire.

### Description

The portfolio comprises five self-contained shops, let on commercial leases including six 3 bedroom split-level maisonettes above. One flat has been let separately on an Assured Shorthold Tenancy. The residential flats are located on the first and second floor.

There is also ample parking available to the rear of the property.

### Tenancy Information

Please refer to the attached schedule.

### VAT

There is no VAT on this property.



### EPC

Please refer to the attached schedule. Certificates can be provided on request.

### Legal fees

All parties bear their own legal costs.

For further information please contact:

Adam Marshall or Jack Carroll  
Tel: 01494 689613 (Adam)  
Tel: 01494 689617 (Jack)  
Email: [am@jaggardmacland.co.uk](mailto:am@jaggardmacland.co.uk)  
Email: [jc@jaggardmacland.co.uk](mailto:jc@jaggardmacland.co.uk)

### **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](mailto:info@jaggardmacland.co.uk)  
[www.jaggardmacland.co.uk](http://www.jaggardmacland.co.uk)



# MIXED USE FREEHOLD INVESTMENT FOR SALE

OIRO: £2,800,000



## 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



# MIXED USE FREEHOLD INVESTMENT FOR SALE

## OIRO: £2,800,000



1-6 The Parade, Farnham Common, SL2 3QJ

### Schedule of Tenants - September 2020

Demise	Tenant	Rent £ pa	Rent Review	Break Clause	Lease Dates	Floor Areas (Gross Internal)	EPC Rating
Flat 1a	Mr & Mrs Smith	£13,800	-	-	15/09/2017 to 14/09/2018 (now periodic)	Flat: 1,126 sq.ft.	D
Shop 1 & 2 Flat 2a	Ashford Kitchens & Interiors Ltd	£47,000	-	-	10/01/2014 to 09/01/2024	Flat: 1,128 sq.ft. Shop: 2,609 sq.ft.	Shop - C Flat - C
Shop 3 Flat 3a	2 Brothers Farnham Common Ltd	£22,500	25/03/2021	-	25/03/2016 to 24/03/2031	Flat: 1,200 sq.ft. Shop: 833 sq.ft.	Shop - D Flat - D
Shop 4 Flat 4a	Wokkaido (Farnham) Ltd	£27,000	21/06/2024	21/06/2021	21/06/2019 to 20/06/2029	Flat: 1,436 sq.ft. Shop: 1,292 sq.ft.	Shop - C Flat - D
Shop 5 Flat 5a	Mr A Hearn	£24,000	-	-	30/03/2012 to 29/03/2022	Flat: 1,126 sq.ft. Shop: 606 sq.ft.	Shop - B Flat - F
Shop 6 Flat 6a	FC PO Ltd & U Sondagar & M Sondagar	£24,750	29/09/2021 29/09/2026	-	19/04/2017 to 28/09/2031	Flat: 1,113 sq.ft. Shop: 526 sq.ft.	Shop - C Flat - E
<b>Total</b>		<b>£159,750</b>					

### 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





# MIXED USE FREEHOLD INVESTMENT FOR SALE

## OIRO: £2,800,000



PLAN NOT TO SCALE

### 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

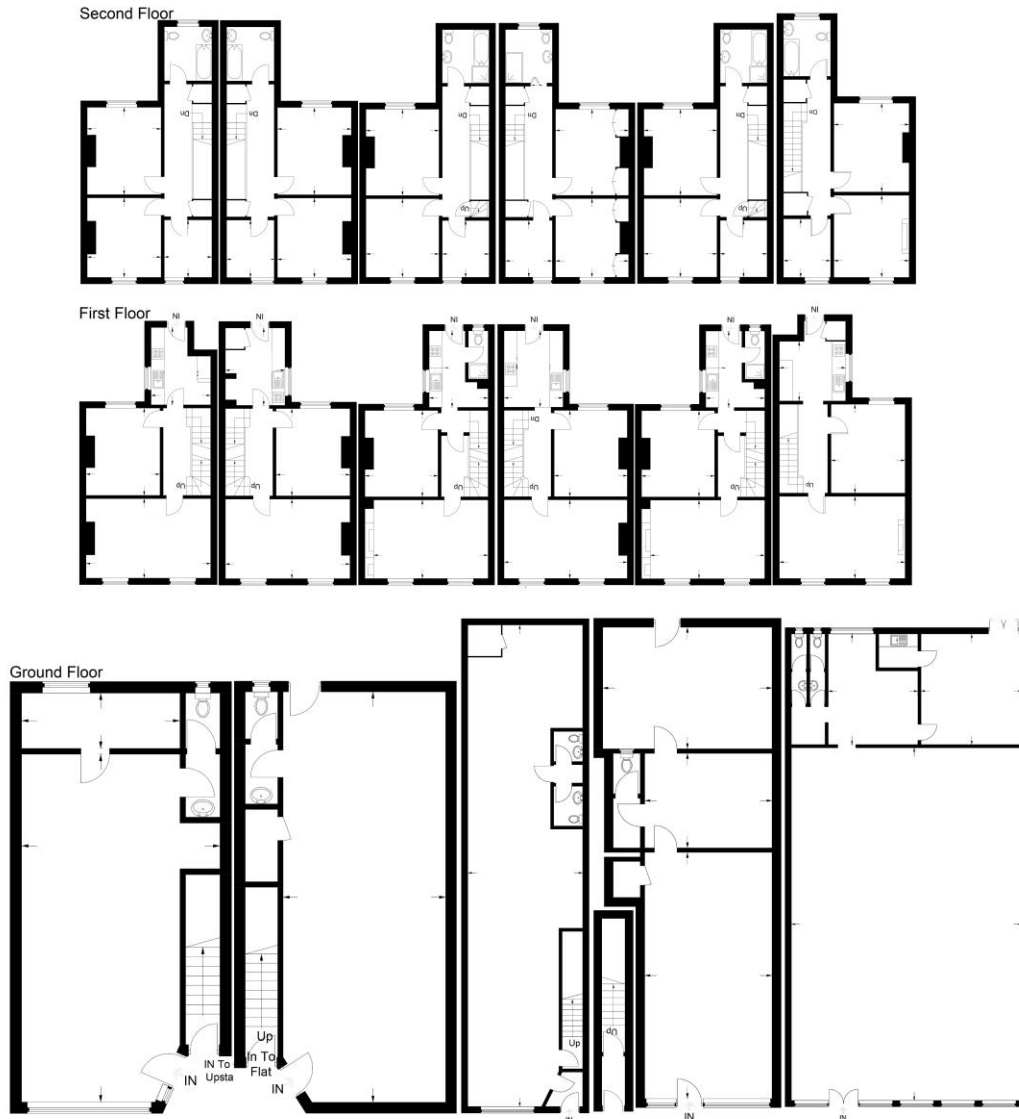
Jaggard Macland LLP  
McBride House  
32 Penn Road  
Beaconsfield  
Bucks  
HP9 2FY

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



# MIXED USE FREEHOLD INVESTMENT FOR SALE

OIRO: £2,800,000



Indicative plan. Individual plans available upon request.

## 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

