

REFERENCE: 7018 – Greggs Plc, Wycombe



Freehold Retail Investment Let to Greggs Plc - Wycombe

ADDRESS: 13/14 Queen Square, High Wycombe, Buckinghamshire HP11 2DF

- Prominent Freehold Retail Investment.
- Let to Greggs Plc until June 2018.
- Available in SPV.

LOCATION

Estimated District Population: 162, 000

Miles: 10 miles north of Maidenhead

24 miles north east of Reading.

27 miles south east of Oxford.

Roads: A40, A404, A4010, M40

Rail: London Marylebone.

Air: Luton/ Heathrow

SITUATION

The property occupies a good trading position on pedestrianised Queen Square in the heart of the town centre and in close proximity to the Octagon Shopping Centre.

Nearby: Marks & Spencer, Next, Burton, Going Places, The Carphone Warehouse and branches of Lloyds TSB, Woolwich and Bradford & Bingley Banks.

DESCRIPTION

Shop arranged on the ground and first floors. The property also has rear access onto Bull Lane.

ACCOMMODATION

Ground Floor: (Sales/Ancillary) 965 Sq. Ft., First Floor (Ancillary): 1,005 Sq. Ft., Total Commercial Area: 1,970 Sq. Ft.

TENANCY

The property is let to Greggs Plc. From 24 June 1983 with an extension until 2018, FRI at a current rent of £32, 000 p.a. The rent review is in 2013.

RENT

£32, 000 p.a.

TENURE: Freehold **VAT IS:** Not Applicable

PRICE: Offers in excess of £550, 000 – 5.8% Net

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