

MIXED RESIDENTIAL / COMMERCIAL INVESTMENT OPPORTUNITY - **FOR SALE**



The Arcade, High Street, Cookham, Berks – SL6 9TA

LOCATION

The Arcade, Roseleigh Cottage & flat are an attractive commercial / residential opportunity situated within the centre of Cookham, close to the south bank of the River Thames.

The arcade is positioned on the north side of the B4447 High Street. The High Street provides a mixture of retail, residential and restaurant operators.

The A4095 leading from Maidenhead to Bourne End is nearby. Rail services can be found at Cookham, Bourne End and Maidenhead.

DESCRIPTION

The asset comprises of a mixture of commercial units within the arcade and two self-contained residential properties. To the rear there is a large garden, which has been sub divided for use by the residential tenants, studio and a patio area for the use of the arcade tenants.

Originally the arcade was operated as a whole, open plan, by a convenience food retailer, it was then later subdivided into the arcade units as you see it today. It would be possible, subject to relevant permissions etc, to open the arcade back out into a single offering and would then well suite a high-quality restaurant operator or cocktail lounge etc. An investor alternatively may want to look at modernizing the existing arcade and improve on the current offering, to better the rent.

It maybe possible to add a further flat or extend upon the existing flat into the roof space above, subject to permission.

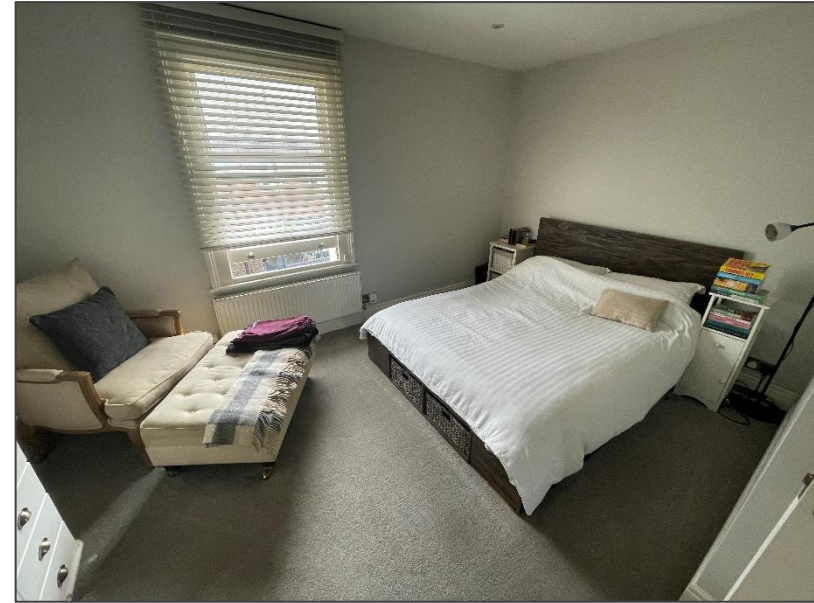


ACCOMMODATION SCHEDULE

Address	Present Lessee	Area	Lease details	Current Rent	Next Review/ Reversion
Units 1,3,5	Tenant 1	225 sqft	5 years from 01.02.2022 Tenant only break option 2025 FR&I		Reversion 2027
Units 2,4	Tenant 2	136 sqft	5 years from 04.07.2020 Tenant only break option 2024 FR&I		Reversion 2025
Unit 6	Tenant 3	93 sqft	3 years from 01.02.2022 FR&I		Reversion 2025
Units 11 and 13	Tenant 4	438 sqft	5 years from 01.08.2021 Tenant only break option 01.08.2024 FR&I		Reversion 2026
Unit 7	Tenant 5	106 sqft	5 years from 1 st June 2024 mutual break at end year 3		Reversion 2029
Unit 9	Tenant 6	106 sqft	5 years from 01.05.2021 Tenant only break option 2024 FR&I		Reversion 2026
Units 8,10,12,14	Tenant 7	365 sqft	5 years from 01.02.2022 Tenant only break option 2025 FR&I		Reversion 2027
Unit 15	Tenant 8	100 sqft	Artist studio/office	Potential rent of £3,300 pa	Vacant
Roseleigh Cottage	Tenant 9	677 sqft	AST for a term of 12 months from 01.11.2022		Reversion November 2025
Roseleigh Flat	Tenant 10	797 sqft	AST for a term of 12 months from 04.04.2022		Reversion April 2024 (holding over)
				£76,200 per annum – to not include void	

NB: Areas are on a gross internal basis, areas provided by vendor.

ACCOMMODATION SCHEDULE



COVENANT

The various units are let to a good mix of independent tenants. We are informed that there are no current arrears on rents.

The leases for each tenant are available upon request

Blended gross yield of 6.92% - based upon the current income of £76,200 per annum to include residential units.

TERMS

Offers are sought in the region of £1,100,000 for freehold interest, with the benefit of the existing tenants.

VAT

VAT will be applicable to this sale

VIEWING DETAILS & CONTACT

Strictly by appointment of sole agents Kempton Carr Croft.



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These particulars are believed to be correct but their accuracy is in no way guaranteed neither do they form any part of a contract. They are issued on the understanding that all negotiations are conducted, subject to contract, through Kempton Carr Croft. Finance Act 1989: Unless otherwise stated, our prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.