

Lot 12, Nisa, 7 Arizona Way, High Wycombe,

Buckinghamshire HP11 1AB

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)



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Property Information

Convenience Store Investment

- Operating as Nisa Local
- Let Until 2042 (no breaks)
- Affluent London Commuter Town
- Situated at Entrance of Desirable New Housing Estate

Lot

12

Auction

9th July 2024

Rent

£87,000 per Annum Exclusive

Status

Available

Sector

Supermarket

Auction Venue

Live Streamed Auction

On Behalf of Joint LPA Receivers

Location

Miles

4.5 miles north-west of Beaconsfield, 8 miles south-west of Amersham, 28 miles north-west of Central London

Roads

A40, A404, M40 (Junctions 3 & 4), M25

Rail

High Wycombe Railway Station

Air

London Heathrow Airport, London Luton Airport

Situation

The property is situated approximately 1 mile south of High Wycombe Town Centre, at the junction of the busy Daws Hill Lane and Eaker Street. The property is prominently located at the entrance of the new Taylor Wimpey housing estate, which provides some 430+ houses.

The local area benefits from numerous major schools such as Abbey View Primary School, St Michael's Catholic School, Wycombe High School and John Hampden Grammar School; with continued residential development in the local vicinity.

Tenure

Long Leasehold. Held for a term of 990 years from 1st January 2021 at a fixed rent of one peppercorn per annum exclusive.

EPC

B

Description

The property comprises a substantial ground floor convenience store that benefits from car parking for approximately 7 cars.

Note

This property is being marketed for sale on behalf of Joint LPA Receivers and therefore no warranties, representations or guarantees are given or will be given by the Receivers or the Auctioneers in respect of the information in these particulars or any matter relating to the property, including VAT. Any information provided is provided without liability on the part of the Receivers and Auctioneers for any reliance placed on it. The Receivers are acting without personal liability and are not bound to accept the highest or any offer.

Completion Period

Six Week Completion

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground	Convenience Store	333.38	(3,588)	INDEPENDENT RETAIL LTD (t/a Nisa) (CRN: 13735165)(1)	20 years from 05/01/2022	£87,000	05/01/2026, 05/01/2030 and 05/01/2035
Total Approximate Floor Area						£87,000	

(1) Nisa is a groceries wholesaler, operating almost 4,000 stores throughout the UK and aims to deliver benefits for independent retailers to help them grow their business in an increasingly competitive market (www.nisalocally.co.uk)

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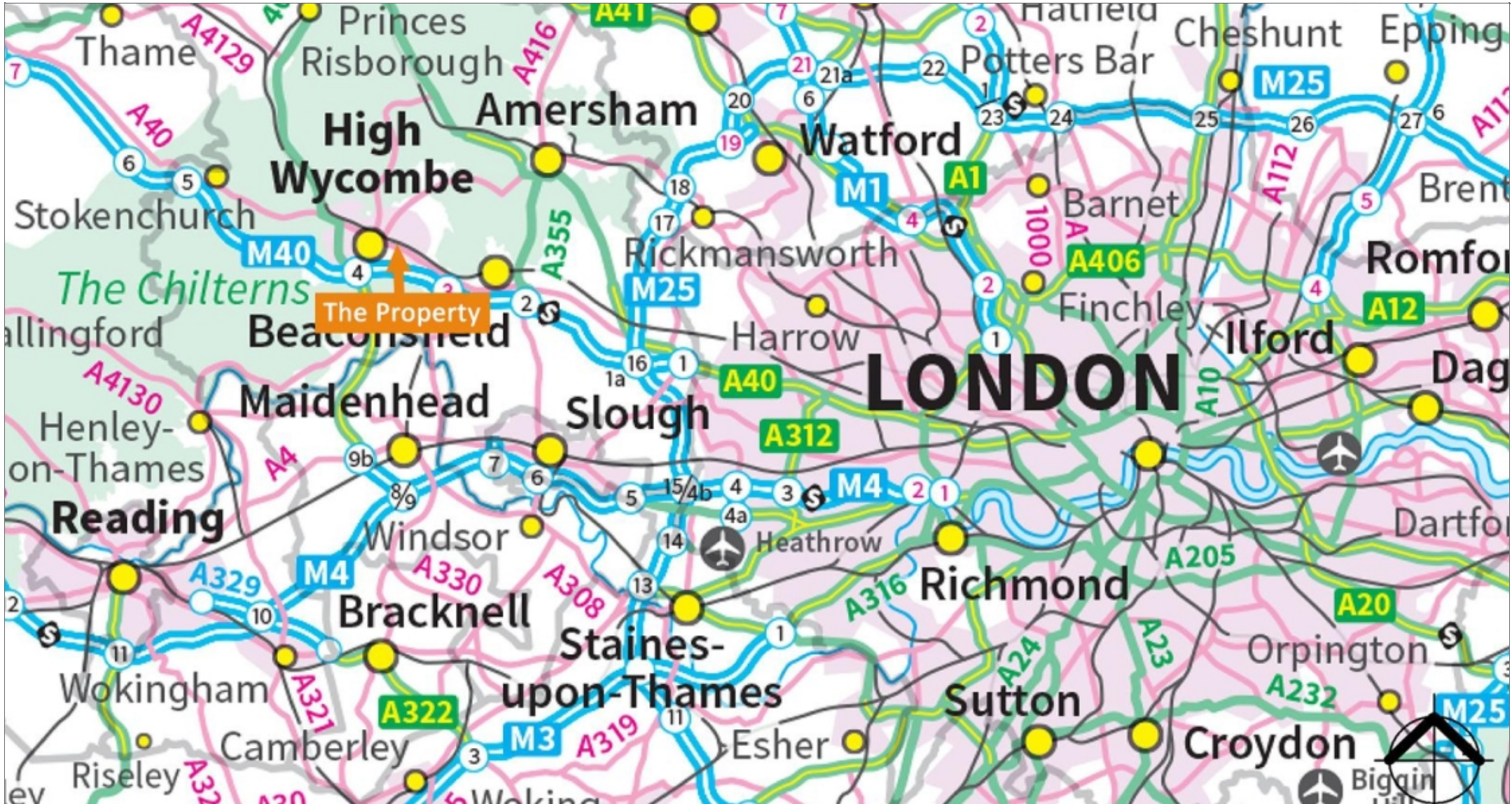
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2024