Surrey GU9 9AW

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)





Freehold Retail Investment with Development Potenial

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Property Information

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- Let to Home Decor GB Limited until 2026
- Detached two storey showroom/office with separate workshop building
- Prior Approval Granted for Residential Conversion
- Further Residential development potential of Car Park (Subject to Consents)
- Site Area of Approx. 0.17 Acres
- Affluent Surrey Location

Lot	Auction
22	9th May 2024

Rent Status £45,000 per Annum Exclusive Available

Sector High Street Retail

Location

Miles	34 miles south west of Central London, 9 miles west of Guildford
Roads	A31, A3, M3
Rail	Farnham Train Station, Aldershot Train Station
Air	London Heathrow Airport, London Gatwick Airport

Situation

The property is located in the affluent and historic market town of Farnham, approximately 34 miles south west of Central London. Farnham is popular with commuters as well as a shopping destination with good transport links to London and the south east. The property is situated on the western side of Farnborough Road (A325); a predominantly residential location.

Tenure

Freehold

Description

The property comprises a ground floor showroom with office and ancillary accommodation on the first floor. There is also a single storey storage and workshop building to the rear with substantial on-site parking on a site area of approximately 0.17 acres.

VAT

VAT is applicable to this lot.

DISCL AIMED

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Auction Venue

Live Streamed Auction

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground First Ground	Showroom Office Workshop	92.40 84.50 55.00	(944) (909) (592)	HOME DECOR GB Limited (cm05268170) t/a Spaceslide (1)	10 years from 16/05/2016 (2)	£45,000
Total Approximate Floor Area		231.90	(2,496) (3)			£45,000

⁽¹⁾ Home Decor is one of Europe's leading suppliers of contemporary bedroom furniture, supplying products into DIY, construction, new-build and online markets(www.hdhc.com). For the year ending 31/12/2022 Home Decor GB Ltd reported a Turnover of £26,458,459, a Pre-Tax Profit of negative £2,559,934 and a Net Worth of negative £3,710,323 (NorthRow 18/04/2024).

⁽²⁾ The lease is outside of the security of tenure provisions of the Landlord and Tenant Act 1954.

⁽³⁾ The floor areas stated above are Gross Internal Areas.

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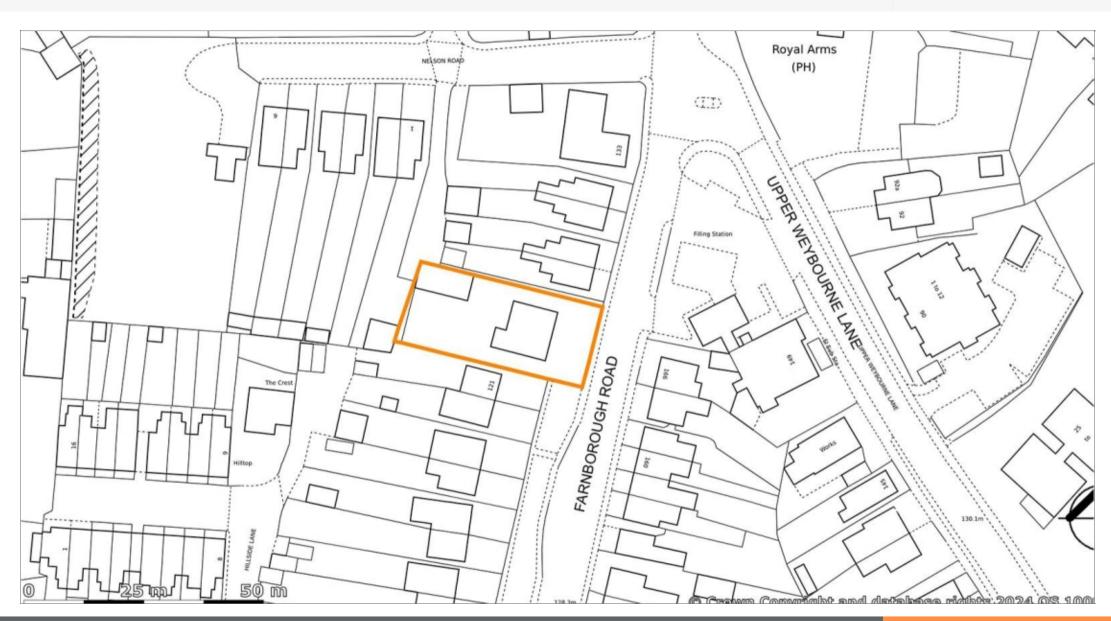
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