

7 High Street, Camberley Surrey GU15 3QU

lot 54

Freehold Retail and Residential Investment

- Prominent High Street location
- Nearby occupiers include Dreams Beds, KFC and Halifax Bank
- Affluent Surrey town
- Additional income from car parking spaces at rear

Rent
£39,300
per annum
exclusive



Location

Miles: 1 mile from M3
10 miles from the M25
29 miles from Central London

Roads: M3, M25

Rail: Camberley Rail Station, 300 metres

Air: London Gatwick, London Heathrow

Situation

The property is situated on the High Street, in an established retail area. Nearby occupiers include McDonald's, Santander, W H Smith and KFC. The Mall Camberley Shopping Centre is located approximately 100 metres from the property with occupiers including Waterstones, Burger King and HMV.

Description

The property comprises a ground floor retail unit with a one bedroom flat and a two storey masionette above, together with 8 parking spaces to the rear.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Shop x 3 car parking spaces	52.74 sq m	568 sq ft	SAXON INVESTMENTS LIMITED (t/a Martin & Co) (1)	10 years from 26/03/2010	£18,000	26/03/2015 (2)
Flat 1	Residential x 1 car parking space	37.47 sq m	403 sq ft	PETER KNOTT (3)	6 month AST from 09/04/2011	£8,100	
Flat 2	Residential x 1 car parking space	60.98 sq m	656 sq ft	BRUCE CHESSEY AND JOANNE KIERNAN (4)	12 month AST from 02/04/2011 (5)	£8,400	
Rear Area	3 car parking spaces held under licence			COUNTRYWIDE ESTATE AGENTS	From month to month	£4,800 + VAT (6)	
Totals		151.19 sq m (1,627 sq ft)				£39,300 (7)	

(1) The lease is personally guaranteed by Giles Mugford and Emilie Mugford and also by Anderson Surveys Limited under an Authorised Guarantee Agreement. There is also a Rent Deposit of £10,800. (2) The lease provides for an option to determine on the 26th March 2015 subject to 6 months' prior notice being given. (3) There is a rent deposit of £1,013. (4) There is a rent deposit of £1,050. (5) There is a mutual option to determine on 60 days prior notice. (6) The licence can be determined by either party giving to the other not less than one calendar month's previous notice in writing. (7) The rent is displayed as an annualised sum.

For further details please contact:

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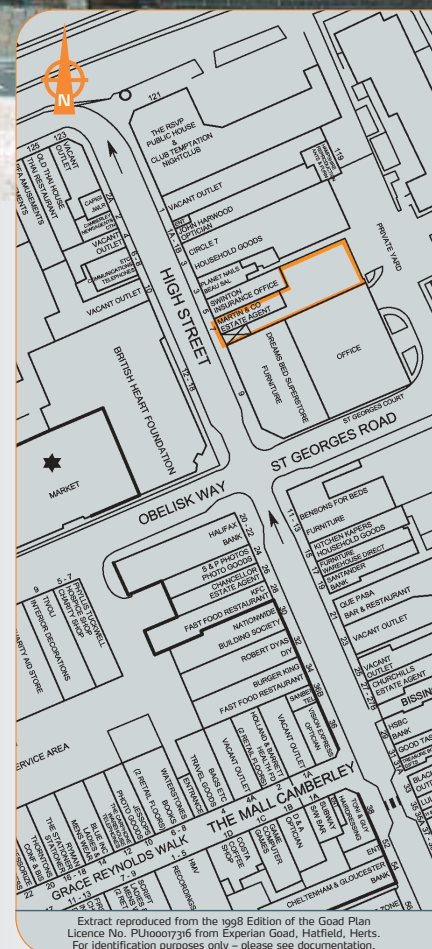
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