

18-19 The Borough, Farnham Surrey GU9 7NF

lot 30

Freehold Retail and Residential
Investment in Affluent Commuter Town

- Shop let to Clinton Cards (Essex) Limited
- Prominent position on prime retail thoroughfare within Farnham town centre
- Some 250 metres from the Lion and Lamb Shopping Centre
- Nearby occupiers include Barclays Bank, W H Smith, Toni & Guy, Subway and Santander
- Six Week Completion Period Available

£65,800
per annum
exclusive



Location

Miles: 7 miles south of Farnborough
10 miles west of Guildford
40 miles south west of Central London

Roads: A325, A287, A31, A3, M3

Rail: Farnham Railway Station (50 minutes to London Waterloo)

Air: Heathrow Airport, Gatwick Airport

Situation

The property is situated in a prominent location on the southern side of The Borough, one of Farnham's principal retail thoroughfares, near its junction with Bear Lane and South Street. The Lion and Lamb Shopping Centre lies approximately 250 metres

from the property and houses retailers such as Starbucks, Jaeger, Laura Ashley, Jones Shoes and Waterstones. Other nearby occupiers include Barclays Bank, W H Smith, Toni & Guy, Subway and Santander.

Description

The property comprises a ground floor retail unit with four self-contained flats on first and second floors, accessed from 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. | (Reversion) |
|------------------|------------------------|----------------------|----------------------|--|--|----------------|--------------|
| Ground | Retail | 140.51 sq m | (1,512 sq ft) | CLINTON CARDS (ESSEX) LIMITED (1) | 10 years from 16/06/2005 until 15/06/2015 on a full repairing and insuring lease | £65,000 | (16/06/2015) |
| Ground | Ancillary/Office | 21.28 sq m | (229 sq ft) | | | | |
| First and Second | Four Residential Flats | Not Measured | Not Measured | INDIVIDUALS | Four separate leases let on terms of 999 years from 01/11/2002 (3) | £800 (2) | |
| Totals | | 161.79 sq m | (1,741 sq ft) | | | £65,800 | |

(1) For the year ending 1st August 2010, Clinton Cards (Essex) Limited reported a turnover of £336,922,000, pre-tax profits of £12,239,000 and a total net worth of £19,610,000. (Source: www.riskdisk.com 21/10/2011)

(2) Each flat has a rental income of £200 p.a.x.

(3) In accordance with s.5B of the Landlord & Tenant Act 1987, notices were served on the residential lessees.

For further details please contact:

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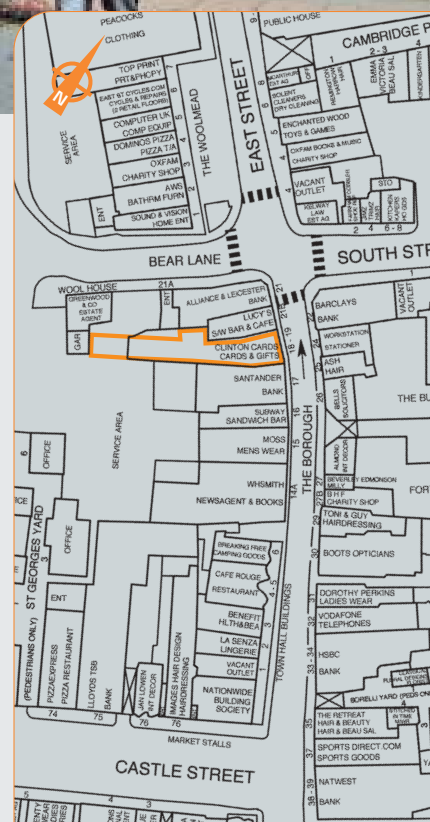
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