

lot 4

Rent
£86,000
per annum
exclusive

Sycamore House, 38-40 High Street Cranleigh, Surrey GU6 8AT

Freehold Retail/Office Investment

- Majority let to E. Moss Limited t/a Boots the Chemist
- Prominent corner position on High Street
- Located in affluent Surrey village
- Adjacent to Co-Op Supermarket and Principal Village Centre Car Park
- Six Week Completion



On behalf of
The co-operative estates





Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office ©Crown Copyright 100020449. For identification purposes only.

lot 4

Rent
£86,000
per annum
exclusive

Location

Miles: 9.5 miles south of Guildford
35 miles south west of Central London
Roads: B2127, B2128, B2130
Rail: Shalford (Surrey) Rail
Air: London Gatwick International Airport

Situation

The property is situated in a prominent corner location on the southern side of the High Street, adjacent to the entrance to the Village Way Car Park and Co-Operative Supermarket. The return frontage of the property provides the principal pedestrian link between the car park and the village centre. Other nearby occupiers include Ask, Barclays Bank and Marks and Spencer.

Description

The property comprises a ground floor retail unit with self-contained offices on first floor. The offices are currently sub-divided into individual rooms, but could be rearranged into open-plan space, or converted into residential accommodation (subject to all necessary consents).

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	297.10 sq m	(3,198 sq ft)	E. MOSS LIMITED (1) t/a Boots The Chemist	25 years from 15/06/1992 on a full repairing and insuring lease	£63,500	14/06/2017
First	Office	247.03 sq m	(2,659 sq ft)	MIDAS PUBLICATIONS LIMITED (2)	10 years from 24/03/2005 on a full repairing and insuring lease (3)	£22,500	22/03/2015
Totals		544.13 sq m	(5,857 sq ft)			£86,000	

(1) Formed in 1934, E. Moss Limited is a subsidiary company of AB Acquisitions Limited which trades as Boots. For the year ending 31st March 2012, AB Acquisitions Limited reported pre-tax profits of £131,000,000 and a total net worth of £3,141,000,000. (Source: www.riskdisk.com 19/04/2013)

(2) For the year ending 31st March 2012, Midas Publications Limited reported a turnover of £493,000, pre-tax profits of £47,700 and a total net worth of £9,250. (Source: www.riskdisk.com 27/03/2013)

(3) The first floor lease is subject to a schedule of condition.

For further details please contact:

Jo Seth-Smith
Tel: +44 (0)20 7034 4854.
Email: jo.seth-smith@acuitus.co.uk

Gwen Thomas
Tel: +44 (0)20 7034 4857.
Email: gwen.thomas@acuitus.co.uk
www.acuitus.co.uk

Solicitors:

Hill Dickinson LLP
1 St Paul's Square, Liverpool L3 9ST.
Tel: +44 (0)151 600 8816.
Email: tom.hubbard@hilldickinson.com
Ref: Tom Hubbard.