

# Starbucks, Wisley North Service Station Ripley, Surrey GU23 6PT

lot 5

## Freehold Retail Investment

- Entirely let to Starbucks Coffee Company (UK) Limited on a New 15 Year Lease until 2028 with no rent free period
- Located at busy Wisley North Service Station on A3 Carriageway, close to the M25

- Nearby occupiers include BP, M&S Food, Wild Bean Café and Little Chef
- Six Week Completion

Rent  
£75,000  
per annum  
exclusive



## Location

Miles: 2 miles south-east of Woking  
8 miles north-east of Guildford  
Roads: A3  
Rail: Horsley Rail  
Air: London Heathrow, London Gatwick

## Situation

The property is situated in a busy location at Wisley North Service Station, being the last service station northbound on the A3 carriageway before the M25 and London. Other retailers at the service station include BP, M&S Food and Wild Bean Café, with Little Chef adjacent, at the southbound service station.

## Description

The property comprises a single storey retail unit with ancillary/storage accommodation to the rear. The property also benefits from on-site parking for approximately 30 cars.

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	Retail	359.30 sq m (3,868 sq ft)	<b>STARBUCKS COFFEE COMPANY (UK) LIMITED (1)</b>	15 years from 29/09/2013 until 28/09/2028 on a full repairing and insuring lease (2) (3)	£75,000	29/09/2018 and 29/09/2023
<b>Totals</b>		<b>359.30 sq m (3,868 sq ft)</b>			<b>£75,000</b>	

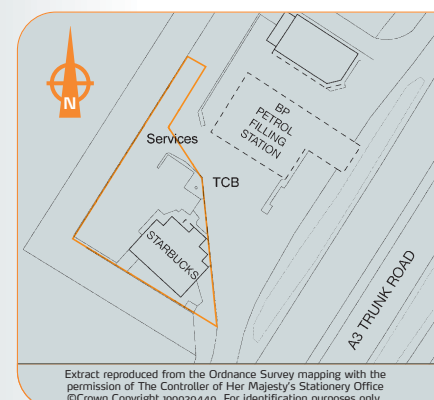
- (1) Starbucks operates in over 50 countries and has a total of 17,009 stores (as at January 2 2011) (Source: www.starbucks.co.uk 16/09/2013)  
 (2) For the purposes of clarification, the current rent is £65,000 p.a.x rising annually by £2,500 p.a.x. until reaching £75,000 p.a.x. in 2017. The seller has agreed to adjust the completion monies so that the unit will effectively produce £75,000 p.a.x. from completion of the sale. No rent free period was granted with the lease.  
 (3) The lease provides an option to determine on the tenth anniversary of the lease.

## For further details please contact:

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