

## lot 46

Rent  
£86,000  
per annum  
exclusive  
rising to  
£90,000  
per annum in  
December  
2016

### 17/17A and 18 Clayton Court Downing Street, Farnham, Surrey GU9 7PB

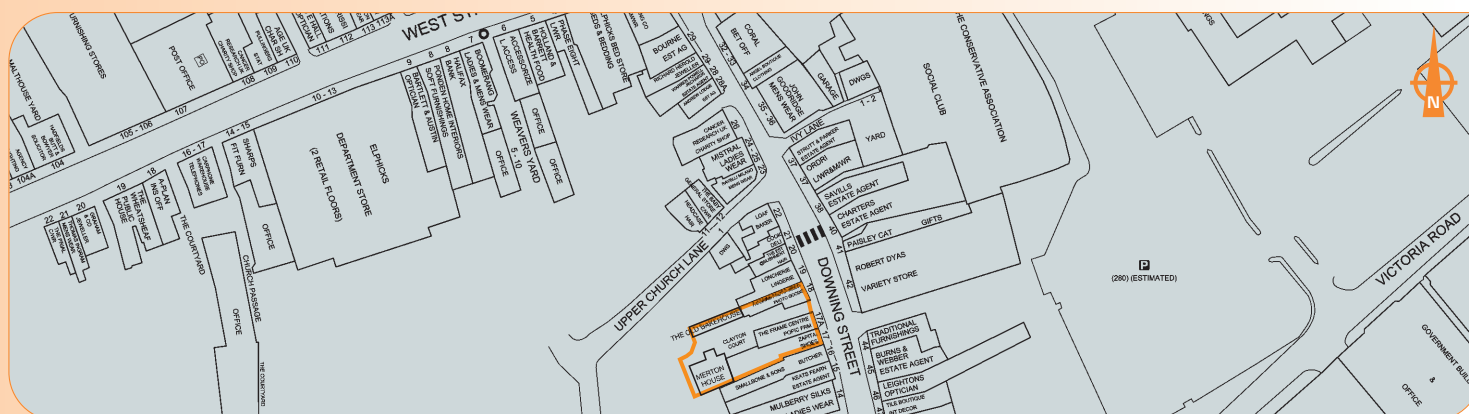
Freehold Retail and Office Centre  
Investment

- Attractive Retail and Office Courtyard
- Let to five tenants

- Close to The Borough, West Street and Lion & Lamb Yard
- Affluent and Historic Surrey Commuter Town







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### Location

Miles: 7 miles south of Farnborough  
9 miles west of Guildford  
40 miles south-west of Central London  
Roads: A3, A31, A287, A325, M3  
Rail: Farnham Railway Station  
Air: Heathrow Airport, Gatwick Airport

### Situation

Farnham is an affluent Surrey commuter town to the west of Guildford. The property is prominently situated on the western side of Downing Street, close to its junction with Upper Church Lane and a short walk from The Borough, West Street, and Lion & Lamb Yard. Nearby retailers include Fat Face and Crew Clothing with Jojo Maman Bébé, White Stuff, Moss Bros, Prezzo, Maison Blanc and Boots the Chemist among other retailers also represented within the town.

### Description

The property comprises a popular courtyard development with a mix of retail and office units. The retail units front onto Downing Street and the offices (known as Merton House and The Old Bakehouse) are at the rear arranged within the small courtyard.

### Tenure

Freehold

### VAT

VAT is applicable to this lot

### Six Week Completion

### Tenancy and accommodation

Unit No.	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/(Reversion)
17	Ground	Retail/Ancillary	54.10 sq m	(582 sq ft)	<b>ZAPITA LIMITED(1)</b> (t/a Zapita Shoes)	10 years from 01/03/2011	£20,000	(28/02/2021)
17A	Ground First	Retail Retail/Ancillary	49.80 sq m 102.50 sq m	(536 sq ft) (1,103 sq ft)	<b>S.R. &amp; A.J. DYCHE</b> (t/a The Frame Centre)(2)	21 years from 25/03/1997	£32,000	(24/03/2018)
18	Ground First/Second	Retail/ Ancillary Ancillary	42.10 sq m 45.10 sq m	(453 sq ft) (485 sq ft)	<b>C. ALDERS, S. V. PRONI &amp; E. A. PRONI</b> (t/a The Downing Street Deli)(3)	10 years from 09/11/2015(4)	£19,000	09/11/2020 (08/11/2025)
Merton House	Ground & First	Offices/Ancillary	76.40 sq m	(822 sq ft)	<b>AVELEY CONVEYANCING LIMITED</b>	3 years from 24/12/2016(5)	£7,500 rising to £11,500 on 24/12/2016	(23/12/2019)
The Old Bakehouse	Ground & First	Offices/Ancillary	43.60 sq m	(469 sq ft)	<b>C. J. POWELL</b> (t/a Powell Messenger & Co.)	5 years from 24/06/2014(6)	£7,500	(23/06/2019)
<b>Totals</b>			<b>413.42 sq m</b>	<b>(4,450 sq ft)</b>			<b>£86,000 rising to £90,000 in December 2016</b>	

(1) A rent deposit of £5,000 is held by the vendor.

(2) The Frame Centre currently trade from 4 other locations in Fleet, Guildford, Petersfield and Camberley (Source: www.theframecentre.co.uk 04/04/2016).

(3) A rent deposit of £5,700 is held by the vendor.

(4) The lease provides for a tenant option to determine on 9th November 2017. The lease is subject to a schedule of condition.

(5) A reversionary lease has just been completed for a term of 3 years from 24/12/2016 at a new rent of £11,500 per annum. The lease is contracted outside of the Security of Tenure Provisions of the Landlord & Tenant Act 1954.

(6) The lease is subject to tenant break options on 23rd June 2017 and 23rd June 2018, subject to 6 months' notice. The tenant break option on 23rd June 2016 was not exercised.

### For further details please contact:

#### David Margolis

Tel: +44 (0)20 7034 4862.  
Email: david.margolis@acuitus.co.uk

#### George Watkins

Tel: +44 (0)20 7034 4861.  
Email: george.watkins@acuitus.co.uk  
[www.acuitus.co.uk](http://www.acuitus.co.uk)

### Buyer's Legal Report Service:

#### Dentons UKMEA LLP

Contact: Greg Rigby.  
Tel: +44 (0)207 320 3968.  
Email: greg.rigby@dentons.com  
See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details

### Seller's Solicitors:

#### Streathers Solicitors

1 Heath Street, Hampstead, London, NW3 6TP.  
Tel: +44 (0)20 7431 8889.  
Email: pdeja@streathers.co.uk  
Ref: PD/AB/1212.11.