

lot 18

Rent
£100,000 per
annum
exclusive

American Golf A3 Guildford Bypass, Guildford, Surrey, GU2 7RY

Freehold Retail/Roadside Investment

- Let to American Golf Discount Centre Limited until September 2024 (subject to option)
- Prominent position on A3 Guildford Bypass
- Site area of 0.37 acres - low site cover
- Customer car parking for approximately 28 cars
- Future alternative use potential, subject to consents (previous A3 consent)
- Affluent Surrey location





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Location

Miles: 2 miles south-west of Guildford
9 miles south of Woking
Roads: A3, A31
Rail: Guildford Railway Station
Air: Heathrow Airport, Gatwick Airport

Situation

The property is situated in a prominent location on the southern side of the busy A3 dual carriageway, close to its junction with the A31 and 2 miles south-west of Guildford town centre. The A3 is a major road connecting London and Portsmouth and passing close to Kingston upon Thames, Guildford, Haslemere and Petersfield.

Description

The property comprises a ground floor retail unit with customer car parking for approximately 28 cars.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail/Ancillary	293.95 sq m (3,164 sq ft)	AMERICAN GOLF DISCOUNT CENTRE LIMITED (1)	15 years from 10/09/2009 until 09/09/2024(2) on a full repairing and insuring lease	£100,000	10/09/2019
Total		293.95 sq m (3,164 sq ft)			£100,000	

- (1) For the year ending 24th January 2016, American Golf Discount Centre Limited reported a turnover of £98,213,000, pre-tax profits of £2,277,000 and a total net worth of £20,087,000. They currently trade from about 106 stores in the UK and Ireland. (Sources: Experian Group and www.americangolf.co.uk 10/06/2016)
(2) The lease is subject to a tenant option to determine on 10th September 2019, on not less than 9 months' notice.

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

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 for further details

Seller's Solicitors:

Forsters LLP
31 Hill Street, London, W1J 5LS.
Tel: +44 (0)20 7863 8563.
Email: katherine.ekers@forsters.co.uk
Ref: Katherine Ekers.