116 West Street lot 41 Farnham, Surrey GU₉ 7HH Recently renewed 10 year lease to Johnson Cleaners UK Limited (subject to Freehold Retail and Residential Short distance from Lion & Lamb Yard Investment shopping centre option) Other nearby occupiers include Affluent and historic Surrey commuter Costa Coffee, Argos, Holland & Barrett, Boots and Halifax Bank town Berald Bomes THE CLEANERS MINT VELVET

- Miles: 7 miles south of Farnborough 9 miles west of Guildford
- 40 miles south-west of Central London
- Roads: Á₃, A₃₁, A₂₈₇, A₃₂₅, M₃ Rail: Farnham Rail
- Heathrow Airport, Gatwick Airport Air:

Farnham is an affluent Surrey commuter town to the west of Guildford. The property is prominently situated on the northern side of West Street, just up from Lion & Lamb Yard Shopping Centre which houses occupiers including Waterstones, Joules, Cote and provides direct access to Waitrose. Other nearby occupiers include Costa Coffee, Argos, Holland & Barrett, Boots and Halifax Bank.

The property comprises a ground floor retail unit with residential accommodation at first floor and second floors and to the rear. The property includes the alleyway to the side of the commercial unit which leads to Harts Yard.

Freehold.

VAT is applicable to this lot.

Six Week Completion

FRENCH	ESTATE AGENT	Coffee SHOP	NOR NERVE NERVE NERVE NERVE NERVE NERVE NERVE LADES WEAR	41-42	ALT'S SILL INTE SULF CONTROL CONTROL INTE SULF CANNON SHORE
		POUNDIA	JULIE PEEL O JEWELLER MAISON BLANC BAKER ND O	-	Billion Billion <t< td=""></t<>
	OFFICE GARAGES		E EDRELINGUI WIOLLEN MELL OLOTING ARQOS TALOGUE SHOWROOM COEFEE SHOP SHOWROOM SHOWROOM	119 120 121 122	Conversion of the second secon
HARTS YARD	VACANT	116C	JIGANU LADIES WEAR MMIT VELVET CLOTHING JOHNSONS DRY CLEANING OFFICE	38 114-115 (116 117 118	PHASE EXCHT LIVE LIVE LIVE LIVE LIVE LIVE LIVE LOCESSCRIZE OFFICE
25 FR	BADIA JANE FURNITURE 3 - 4 LION COTE ENCH RESTAURANT	25 24 000 km concr 14637 000 m km 1460 km 1460 km	GOLDSMITHE JEWELLER MARTIN ASSAULT LABOR VIEW RESSA	WEST STREET	CONTENT A ALCONT A ALCONTA A ALCONT A ALCONTA A ALCONTA ALCONTA A ALCONTA ALCONTA A ALCONTA ALCONTA ALCONTA A ALCONTA ALCONTA A ALCONTA ALCONTA A ALCONTA ALCONTA ALCONTA A ALCONTA ALCONTA A ALCONTA ALCONTA A ALCONTA ALC
		HOYAL MARK DSTAL BORTHAG OFFICE	AGE UK CHAR SH POLINERDRE RESPONSE RESPONSE POST OFFICE	108 109 110 WE	C RETAIL FLOORS)
	©Crown cop	yright and da	nd confidentiality atabase rights 20 dentification purp	13 Ordn	ance Survey 100017316.

Tenancy and accommodation

n6 Ground Retail 90.35 sq m (972 sq ft) JOHNSON CLEANERS UK LIMITED (t) no years from o5/04/2016 on a full repairing and insuring lease (2) £50,000 o5/04/2021 (04/04/2026) n6a First Residential 2 Bedroom Flat - 250 years from completion £100 2066 and every 50 years (3) (2266) n6b Second Residential 2 Bedroom Flat - 250 years from completion £100 2066 and every 50 years (3) (2266) n6c Ground & First Residential 2 Bedroom Maisonette second - 250 years from completion £100 2066 and every 50 years (3) (2266) n6c Ground & First Residential 2 Bedroom Maisonette second - 250 years from completion £100 2066 and every 50 years (3) (2266) n6c Ground & First Residential 2 Bedroom Maisonette second - 250 years from completion £100 2066 and every 50 years (3) (2266) T0tat Commercial Area: 90.35 sq m (972 sq ft) First E50.300 E50.300 First	Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)
116b Second Residential 2 Bedroom Flat - 250 years from £100 years (3) (2266) 116c Ground & Residential 2 Bedroom Maisonette - 250 years from £100 years (3) (2266) 116c Ground & Residential 2 Bedroom Maisonette - 250 years from £100 years (3) (2266)	116	Ground	Retail	90.35 sq m (972 sq ft)	CLEANERS UK	o5/o4/2016 on a full repairing and	£50,000	
116c Ground & Residential 2 Bedroom Maisonette - 250 years from £100 2066 and every 50 First completion years (3) (2266)	пба	First	Residential	2 Bedroom Flat			£100	50 years (3)
First completion years (3) (2266)	пбр	Second	Residential	2 Bedroom Flat			£100	
Total Commercial Area: 90.35 sq m (972 sq ft) £50,300	пбс		Residential	2 Bedroom Maisonette			£100	
	Total Commercial Area: 90.35 sq m (972 sq ft)					£50,300		

Johnsons Dry Cleaners are the UK's leading provider of dry cleaning services for clothing and other items with a network of conveniently located stores nationwide. Johnsons Dry Cleaners are part of Johnson Service Group which has been in business for over 200 years. (Source: www.johnsoncleaners.com 31/05/2016) The lease provides an option to determine on 4th April 2021.

- (3) The lease provides for the rental income to double at each review.

r details please contact: Gwen Thomas Tel: +44 (o)20 7034 4857. Email: gwen.thomas@acuitus.co.uk Georgina Roberts Tel: +44 (o)20 7034 4863. Email: georgina.roberts@acuitus.co.uk www.acuitus.co.uk

Dentons UKMEA LLP DENTONS Tel: +44 (o)207 320 3968. Email: greg.rigby@dentons.com See: www.acuitus.co.uk for further details Bond Dickinson Sond Dickinson St Ann's Wharf, 112 Quayside, Newcastle upon Tyne, NE1 3DX. Tel: +44 (0)345 415 0000. Email: lisamarie.hill@bonddickinson.com Ref: Lisa Marie Hill.