

lot 41

116 West Street
Farnham, Surrey GU9 7HH

Rent
£50,300 per
annum
exclusive

Freehold Retail and Residential
Investment

- Recently renewed 10 year lease to Johnson Cleaners UK Limited (subject to option)
- Affluent and historic Surrey commuter town

- Short distance from Lion & Lamb Yard shopping centre
- Other nearby occupiers include Costa Coffee, Argos, Holland & Barrett, Boots and Halifax Bank



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 Rail
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 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.

Description

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.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)
116	Ground	Retail	90.35 sq m (972 sq ft)	JOHNSON CLEANERS UK LIMITED (1)	10 years from 05/04/2016 on a full repairing and insuring lease (2)	£50,000	05/04/2021 (04/04/2026)
116a	First	Residential	2 Bedroom Flat	-	250 years from completion	£100	2066 and every 50 years (3) (2266)
116b	Second	Residential	2 Bedroom Flat	-	250 years from completion	£100	2066 and every 50 years (3) (2266)
116c	Ground & First	Residential	2 Bedroom Maisonette	-	250 years from completion	£100	2066 and every 50 years (3) (2266)
Total Commercial Area:			90.35 sq m (972 sq ft)			£50,300	

- (1) 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)
- (2) The lease provides an option to determine on 4th April 2021.
- (3) The lease provides for the rental income to double at each review.

For further details please contact:

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See: **www.acuitus.co.uk** for further details

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