

# lot 58

## 9/12 Upper Church Lane Farnham, Surrey GU9 7PW

Rent  
£50,500 per  
annum  
exclusive

### Freehold Retail and Office Investment

- Two shops with separately accessed offices above
- Residential conversion potential on upper parts (subject to leases and consents)

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



The Property

View from Downing Street



**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

**Description**  
The property comprises two shops on the ground floor with separately accessed office accommodation on the first and second floors.

**Tenure**  
Freehold.

**VAT**  
VAT is applicable to this lot.

**Situation**  
Farnham is an affluent Surrey commuter town to the west of Guildford. The property is situated on the northern side of Upper Church Lane, close to its junction with Downing Street and a short walk from The Borough, West Street, and Lion & Lamb Yard in the heart of Farnham town centre.

**Six Week Completion**

Tenancy and accommodation						
Floor	Use	Floor Areas (Approx)	Tenant.	Term	Rent p.a.x.	Reversion
Ground	Retail	63.07 sq m (679 sq ft)	<b>O. NOBBS</b> t/a Head Case Barbers (1)	10 years from 25/07/2008	£14,000	24/07/2018
Ground	Retail	42.60 sq m (459 sq ft)	<b>A. FILTNESS</b> t/a Ordri (2)	5 years from 16/11/2015 (3)	£12,500	15/11/2018
First	Office	95.00 sq m (1,023 sq ft)	<b>G. D. C MEYJES</b> t/a Clifford Cowling Solicitors	5 years from 12/04/2012 (4)	£12,000	11/04/2017
Second/Attic	Office	54.81 sq m (590 sq ft)	<b>PLAN 4 WEALTH LIMITED</b>	Approximately 4 years 6 months from 09/05/2016 (5)	£12,000	15/11/2020
<b>Totals</b>		<b>255.48 sq m (2,751 sq ft)</b>			<b>£50,500</b>	

- (1) A rent deposit of £3,500 is held. Head Case Barbers are a multi-national barbershop with 30 stores located in South Africa, Holland and throughout the UK.
- (2) The tenant has been trading in Farnham for about 13 years.
- (3) The lease is subject to a tenant option to break on 23rd June 2018. The lease is contracted outside of the Security of Tenure Provisions of the Landlord & Tenant Act 1954.
- (4) The lease was subject to annual tenant break options from 2014, none of which were exercised. The tenant has been trading in this property since at least 2003.
- (5) The lease is subject to a mutual option to break on 23rd June 2018. The lease is contracted outside of the Security of Tenure Provisions of the Landlord & Tenant Act 1954.

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