

87 High Street Godalming, Nr. Guildford, Surrey GU7 1AP

lot 11

Freehold Bank Investment

- Let to Barclays Bank Plc until 2026 (subject to option)
- Nearby occupiers include Boots the Chemist, WH Smith, Costa Coffee, Fat Face, Superdrug, Caffè Nero, Pizza Express and JD

- Wetherspoon
- Highly affluent Surrey market town
- VAT free bank investment

Rent
£57,600 per annum exclusive



Location

Miles: 4 miles south-west of Guildford
30 miles south-west of Central London
Roads: A3, A31, M25 (Junction 10)
Rail: Godalming Railway Station
Air: London Heathrow Airport

Situation

The property is located on the southern side of High Street, close to its junction with Church Street, in an excellent trading location in the heart of Godalming town centre. Nearby occupiers include Boots the Chemist, WH Smith, Costa Coffee, Fat Face, Superdrug, Caffè Nero, Pizza Express, JD Wetherspoon and branches of Lloyds, Santander, HSBC and Halifax banks. South Street (approximately 90 spaces) and Mint Street (approximately 33 spaces) car parks are both located nearby.

Description

The property comprises a ground floor banking hall with office/ancillary accommodation on the first and second floors.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Banking Hall	180.78 sq m	(1,946 sq ft)	BARCLAYS BANK PLC (1)	20 years from 22/03/2006 until 21/03/2026 (2) on a full repairing and insuring lease (3)	£57,600	25/03/2018 25/03/2023
First	Office/Ancillary	78.78 sq m	(848 sq ft)				
Second	Office/Ancillary	44.87 sq m	(483 sq ft)				
Totals		304.43 sq m	(3,277 sq ft)			£57,600	

(1) For the year ending 31st December 2015, Barclays Bank Plc reported pre-tax profits of £2,841,000,000 and a total net worth of £55,845,000,000 (Source: Experian Group 25/10/2016).

(2) The lease is subject to a tenant break option on 21/03/2021 subject to 6 months' prior written notice.

(3) The lease is subject to a Schedule of Condition.

For further details please contact:

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