

Lot 20

£130,000 per annum
exclusive (3)

219 High Street,
Guildford, Surrey GU1 3BJ
Freehold Restaurant Investment



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Restaurant (A3)	225.7 sq m	(2,429 sq ft)	JACKSON & RYE	20 years from	£130,000 (3)	30/08/2021
First	Restaurant (A3)	197.4 sq m	(2,125 sq ft)	RESTAURANTS LIMITED	30/08/2016 until		and five
Second	Ancillary/Plant	178.9 sq m	(1,926 sq ft)	(1) GUARANTEED BY COTE RESTAURANTS LIMITED (2)	29/08/2036 on a full repairing and insuring lease		yearly
Total		602 sq m	(6,480 sq ft)			£130,000 (3)	

- (1) Jackson & Rye first opened its doors in Soho in 2013 providing home cooked American style food, and now has another 4 restaurants across London. Jackson & Rye are a subsidiary of Cote Restaurants Group Holdings Limited.
- (2) For the year ending 2nd August 2015, Cote Restaurants Limited reported a turnover of £108,052,072, pre-tax profits of £14,122,648 and a total net worth of £37,897,437 (Source: Experian Group 08/02/2017).
- (3) For the purposes of clarification, Jackson & Rye Restaurants Limited is currently benefitting from a rent free period due to expire on 28/02/2018. The seller has agreed to adjust the completion monies so that the unit will effectively produce £130,000 p.a.x. from completion of the sale.

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Key Details

- Let on a 20 year lease until 2036 to Jackson & Rye Restaurants Limited, guaranteed by Cote Restaurants Limited (no breaks)
- Prominent Town Centre Location in affluent Surrey location
- High Street Car Park located to the rear
- Nearby occupiers include CAU, Pizza Express, Giraffe and Zizzi

On behalf of
Barts Charity



Location

Miles: 6 miles south of Woking
30 miles south-west of London
Roads: A3001, A25 & A3
Rail: London Road Rail & Guildford Rail
Air: London Gatwick & London Heathrow Airport

Situation

Guildford is a popular London commuter town in the affluent county of Surrey. The property is prominently situated on the northern side of the High Street, in a predominantly leisure dominated pitch around a three minute walk from the pedestrianised High Street thoroughfare. To the rear of the property is the High Street car park, which provides parking for approximately 49 cars. Nearby occupiers include CAU, Pizza Express, Giraffe and Zizzi, with G Live Entertainment Centre and the 4* luxury Guildford Harbour Hotel also located nearby.

Description

The property comprises a three storey building with restaurant accommodation on the ground and first floors and ancillary, office and plant accommodation on the second floor.

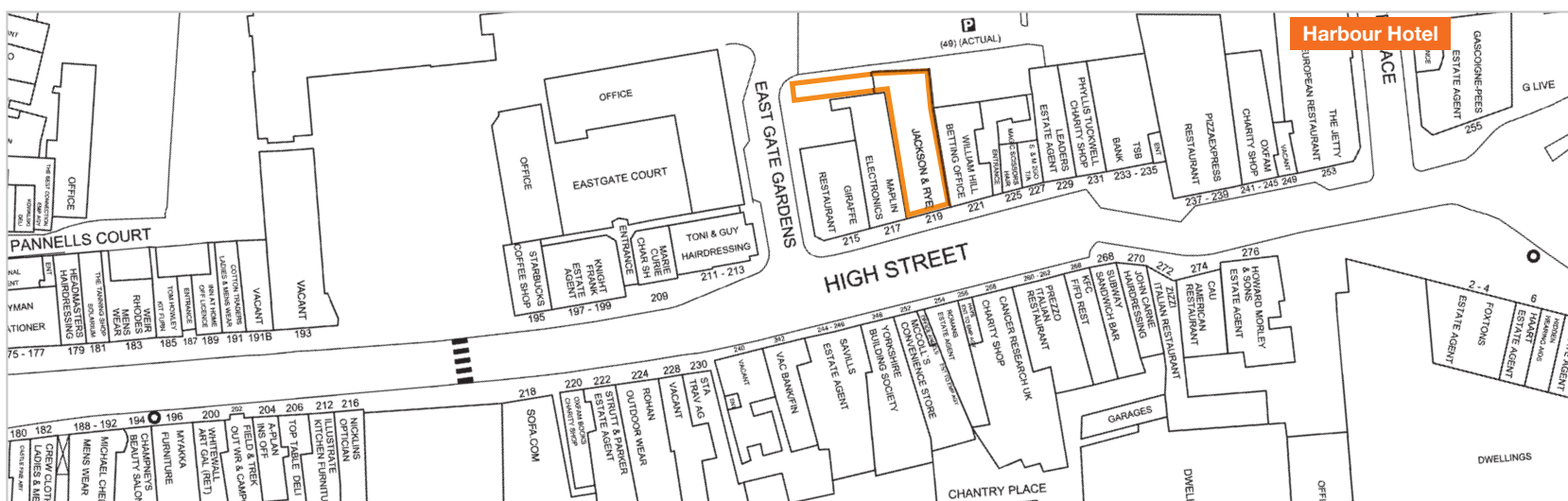
Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion



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