

19-21 Chertsey Road, Woking, Surrey GU21 5AB

Freehold Retail and Leisure Investment with Potential

Lot 59

£72,083.33 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail	175.58 sq m	(1,890 sq ft)	T BELLO GROUP	20 years from	£55,000 (3)	31/03/2022
Basement	Ancillary	13.00 sq m	(140 sq ft)	LIMITED t/a Taco Bell guaranteed by Cascade Caterers Limited (1)	31/03/2017 until 2037 (2)		and 5 yearly
First	Gym	127.74 sq m	(1,375 sq ft)	DC INDUSTRIES	5 years from	£17,083.33	(24/12/2021)
Second	Gym	60.85 sq m	(655 sq ft)	LTD t/a Beatbox Gym	25/12/2016		
Totals		377.17 sq m	(4,060 sq ft)			£72,083.33	

- (1) Cascade Caterers Limited was incorporated in 1984 and for the year ending 30th November 2015, reported a turnover of £28,193,699, pre-tax profits of £2,473,357 and a total net worth of £4,287,383 (Source: www.riskdisk.com 15/06/2017).
 (2) The lease provides for a tenant option to determine the lease on 30th March 2027.
 (3) The lease allows for a rent free period until September 2017. The tenant is due to start fit out imminently.

Key Details

- Majority let on a new 20 year lease (subject to option) with guarantee to tenant t/a Taco Bell
- Self-contained gym on first and second floors with future residential development potential (subject to consents)
- Prominent position in Woking Town Centre
- Nearby occupiers include McDonald's (adjacent), Nando's, J D Wetherspoon and KFC

Location

- Miles:** 7 miles north of Guildford
 23 miles south-west of Central London
Roads: A3, M25 (Junction 10/11)
Rail: Woking Railway Station
 (25 min to London Waterloo)
Air: London Heathrow Airport, London Gatwick Airport

Situation

The property is situated in a prominent position on the east side of Chertsey Road and opposite its junction with Chobham Road in Woking town centre. Nearby occupiers include McDonald's (adjacent), Nando's, J D Wetherspoon and KFC. Woking Railway Station is some 100 metres to the south which provides direct access to London Waterloo in 25 minutes.

Description

The property comprises a ground floor retail unit with basement ancillary accommodation together with a self-contained gym on the first and second floors accessed from Chertsey Road.

Tenure

Freehold.

VAT

VAT is applicable to this lot.



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