

Lot 2

£29,300 per annum exclusive

46 Frensham Road, Lower Bourne, Farnham, Surrey GU10 3PX Freehold Pharmacy and Residential Investment



Key Details

- Entirely let to AMG Healthcare Limited guaranteed by Ashchem Limited on a 15 year lease from completion (no breaks)
- 5 yearly compounded RPI-indexed Rent Reviews (capped at 3% and collared at 1%)
- Includes a self-contained 3 bedroom garden flat
- Located in affluent Surrey town

Location

Miles: 7 miles south of Farnborough
9 miles west of Guildford
Roads: A287, A31, A331, 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 located 1 mile south of the town centre, in a predominantly residential area on the west side of Frensham Road, close to the junction with Burnt Hill Road.

Description

The property comprises retail accommodation on the ground floor and a self-contained 3 bedroom flat on the first floor accessed via a dedicated entrance on Frensham Road. The flat benefits from a garden at the rear of the property.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

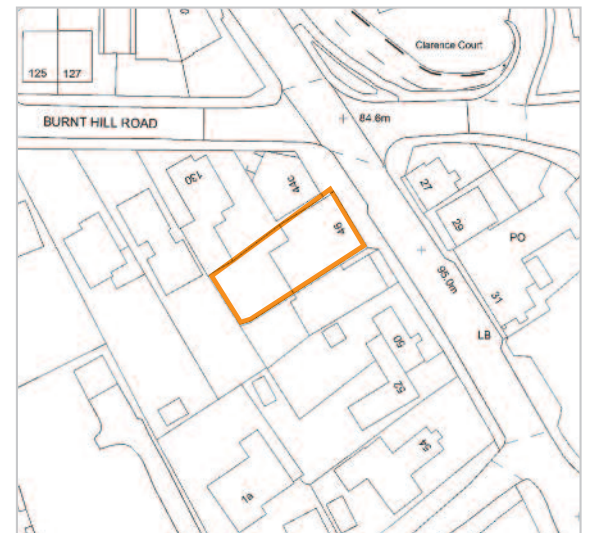
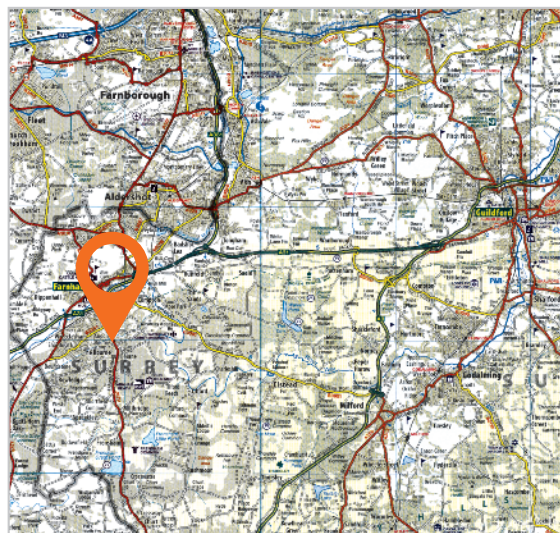
Energy Performance Certificate

Band D. See legal pack at acuitus.co.uk

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews/ (Reversion)
Ground	Retail	124.39 sq m (1,339 sq ft)	AMG HEALTHCARE LIMITED with a guarantee from Ashchem Limited (1) t/a Avicenna Pharmacy	15 years from completion of the sale on a full repairing and insuring lease (2)	£29,300	5 yearly compounded RPI-indexed Rent Reviews (capped at 3% and collared at 1%)
	Residential	93.46 sq m (1,006 sq ft)				
Totals		217.85 sq m (2,345 sq ft)			£29,300	

- (1) For the year ending 31st July 2018, AMG Healthcare Limited reported a turnover of £22,769,000, pre-tax profits of £1,015,000 and total assets less current liabilities of £19,807,000 (Source: Companies House). For the year ending 31st July 2018, Ashchem Limited reported a turnover of £14,327,513, pre-tax profits of £1,215,058 and total assets less current liabilities of £8,742,704 (Source: Companies House 14/11/2019).
- (2) The lease provides for tenant option to extend the lease for a further 10 years.



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