

Lot 9

£105,000 per annum exclusive

125 High Street, Guildford, Surrey GU1 3AA

Freehold Retail Investment



Tenancy and accommodation

Lot 9

£105,000 per annum exclusive

Key Details

- Let to Estée Lauder Cosmetics Ltd (t/a Jo Malone) until 2027 (subject to option)
- Prominent position on busy and historic pedestrianised High Street
- Affluent commuter town
- Diagonally opposite the newly developed Tungate Quarter
- Nearby occupiers include House of Fraser, Superdrug, Hobbs and Anthropology

Location

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

Situation

Guildford is a historic and affluent London commuter town located 30 miles south-west of London and is Surrey's main administrative centre. The town is home to the University of Surrey, as well as being a popular tourist destination. The property occupies a prominent position on the northern side of the attractive pedestrianised High Street, close to its junction with Market Street. Diagonally opposite the property is the newly developed Tungate Quarter, which houses occupiers including Oka, Lululemon and Cath Kidston. Other nearby occupiers include House of Fraser, Hobbs, Superdrug, Office, Anthropology and Le Creuset.

Description

The property comprises an attractive Grade II listed building comprising a ground floor retail unit with first floor ancillary accommodation.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Energy Performance Certificate

Band D. Available at acuitus.co.uk

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Ground First	Retail Ancillary	38.64 sq m	(416 sq ft)	ESTÉE LAUDER COSMETICS LIMITED t/a Jo Malone (1)	10 years from 29/09/2017 on a full repairing and insuring lease (2)	£105,000	28/09/2027
		35.11 sq m	(378 sq ft)				
Total		73.75 sq m	(794 sq ft)			£105,000	

(1) For the year ending 30th June 2018, Estée Lauder Cosmetics Ltd reported a turnover of £618,097,000, pre-tax profits of £53,357,000 and a total net worth of £432,442,000 (Source: Experian Group 05/02/2020). The Estée Lauder Companies UK & Ireland is the number one prestige beauty company in the UK, with their brands sold in more than 4,000 doors. Estée Lauder has 25+ UK prestige brands including Jo Malone, Clinique and Bobbi Brown (Source: www.elcompanies.co.uk 27/02/2020). Founded in 1994, Jo Malone London is a British fragrance and lifestyle brand (Source: www.jomalone.co.uk 27/02/2020).
(2) The lease provides an option to determine on 28/09/2022, subject to 6 months' notice. A break penalty of £8,750 is payable if the tenant exercises their break.



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