

# Lot 8

£67,625 Per Annum  
Exclusive (2)

## 9 High Street, Cobham, Surrey KT11 3DJ

Freehold Retail Investment in Affluent Surrey Commuter Town



### Key Details

- Let to Nero Holdings Limited trading as Caffè Nero
- New 10 year lease from January 2020 (no breaks)
- Prominent location in highly affluent Surrey commuter town
- Nearby occupiers include Cote Brasserie, Crew Clothing, Sainsbury's Local, Sweaty Betty and Mint Velvet

### Location

**Miles:** 18 miles south-west of Central London  
10 miles north-east of Guildford

**Roads:** A3, M25

**Rail:** Cobham & Stoke D'Abernon

**Air:** London Gatwick

### Situation

Cobham is an affluent and attractive Surrey commuter town, located approximately 18 miles south-west of Central London. The town benefits from excellent transport links to the A3 and M25 (J10). The property is located in a prominent position on the east side of High Street. Nearby occupiers include Cote Brasserie, Crew Clothing, Sainsbury's Local, Sweaty Betty and Mint Velvet.

### Description

The property comprises a coffee shop arranged on the ground floor only, benefitting from a rear yard with seating. The upper floors are let on a long lease.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Six Week Completion

### Energy Performance Certificate

Band E. See legal pack at [www.acuitus.co.uk](http://www.acuitus.co.uk).

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground	Retail	135.49 sq m	(1,458 sq ft)	NERO HOLDINGS LIMITED t/a Caffè Nero (1)	10 years from 20/01/2020 until 19/01/2030 on a full repairing and insuring lease	£67,500 (2)	20/01/2025
First/ Second	Residential	-	(-)	P. J. SEATON	125 years from 24/06/2013 until 23/06/2138	£125	
<b>Total</b>		<b>135.49 sq m</b>	<b>(1,458 sq ft)</b>			<b>£67,625</b>	

- (1) For the year ending 31st May 2019, Nero Holdings Limited reported a turnover of £292,569,000, pre-tax profits of £23,089,000 and shareholders funds of £264,442,000 (source: SmartSearch 02/10/2020).
- (2) Under the terms of the lease, the tenant benefits from a rent free period until 19th October 2020. The rent then rises to £62,500 pa until January 2022, after which the rent rises to £65,000 pa until January 2023, after which the rent rises to £67,500 pa. The Vendor has agreed to adjust the completion monies so that the property produces £67,500 pa from completion until the fixed rental uplift in January 2023.



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

**Acuitus**  
**David Margolis**  
+44 (0)20 7034 4862  
+44 (0)7930 484 440  
[david.margolis@acuitus.co.uk](mailto:david.margolis@acuitus.co.uk)

**Acuitus**  
**George Goucher**  
+44 (0)20 7034 4860  
+44 (0)7513 610 710  
[george.goucher@acuitus.co.uk](mailto:george.goucher@acuitus.co.uk)

**Seller's Solicitors: Charles Russell Speechlys LLP**  
**Mark White**  
+44 (0)20 7427 6556  
[mark.white@crsblaw.com](mailto:mark.white@crsblaw.com)