

Lot 3

£65,000 Per Annum

41-42 The Borough, Farnham, Surrey GU9 7NW

Freehold Retail Investment



Key Details

- Let to White Stuff Limited with re-based rent
- Comprises approximately 383.59 sq m (4,129 sq ft) over four floors with separate rear access
- Highly attractive Grade II Listed building in affluent Surrey commuter town
- Nearby retailers include Gails, Oliver Bonas, FatFace, Clarks, Timpson, JoJo Maman Bebe and Boots the Chemist
- Vat-free investment

Location

Miles: 10 miles west of Guildford
39 miles south-west of London
Roads: A31, A331, M3
Rail: Farnham
Air: London Gatwick

Situation

Farnham is a popular market and commuter town in Surrey approximately 39 miles south-west of London. The town benefits from excellent access to the M3 via the A31 & A331, together with direct train services to London Waterloo. The property is situated in a prominent position on the south side of The Borough, opposite its junction with Castle Street. Nearby retailers include Gails, Oliver Bonas, FatFace, Clarks, Timpson, JoJo Maman Bebe and Boots the Chemist.

Description

The property comprises a highly attractive Grade II Listed three storey building with trading accommodation on the ground and part first floors, together with ancillary accommodation on the basement, part first and second floors. The property backs onto Central car park which is a Council pay and display car park with a pedestrian walkway onto The Borough between 39 and 40 The Borough. The property also benefits from rear access.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Energy Performance Certificate

B. See legal pack at www.acuitus.co.uk.

Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | Tenant | Term | Rent p.a.x. |
|--------------|------------------|----------------------------------|-------------|---------------------|-------------|
| Ground | Retail/Ancillary | 159.88 sq m (1,721 sq ft) | WHITE STUFF | 5 years from | £65,000 |
| First | Retail/Ancillary | 143.07 sq m (1,540 sq ft) | LIMITED (1) | 29/09/2020 (2) on a | |
| Second | Ancillary | 39.39 sq m (424 sq ft) | | full repairing and | |
| Basement | Ancillary | 41.25 sq m (444 sq ft) | | insuring lease | |
| Total | | 383.59 sq m (4,129 sq ft) | | | |

- (1) For the year ending 02/05/2020, White Stuff Limited reported a turnover of £129,279,000, pre-tax profits of £-16,606,000 and shareholder's funds of £21,684,000 (source: NorthRow 22/06/2021).
(2) The lease is subject to a mutual break on 28/09/2022 and annually thereafter on 6 months notice.



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