

# Lot 42

£40,000 Per Annum  
Exclusive

## 138 Farnborough Road, Farnham, Surrey GU9 9BD

Freehold Retail Investment with Residential Development Potential



### Key Details

- Entirely Let to Optiplan Kitchens Limited until 2026 (NO BREAKS)
- May 2021 Tenant Break Option Not Exercised.
- Includes rear Car Parking,
- Affluent Surrey Location
- Prior Approval for Residential Conversion to 3 Residential Units
- Occupational Lease Outside the Security of Tenure Provisions of the Landlord and Tenant Act 1954

### Location

**Miles:** 34 miles south west of Central London  
9 miles west of Guildford

**Roads:** A31, A3, M3

**Rail:** Farnham Train Station, Aldershot Train Station

**Air:** London Heathrow Airport, London Gatwick Airport

### Situation

The property is located in the affluent and historic market town of Farnham, approximately 34 miles south west of Central London. Farnham is popular with commuters as well as a shopping destination with good transport links to London and the south east. The property is situated on the eastern side of Farnborough Road (A325), at the junction with Wellington Lane; a predominantly residential location.

### Description

The property is a two-storey detached former Public House building comprising a modern retail kitchen showroom on the ground floor and office and showroom accommodation on the first floor. The property benefits from a building to the rear used as extensive storage and from car parking at the rear.

The property also benefits from Prior Approval for the change of use of the ground floor rear and first floor from retail (use class a1) to 3 dwelling houses (use class c3).

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Six week completion

### Energy Performance Certificate

See legal Pack

## Tenancy and accommodation

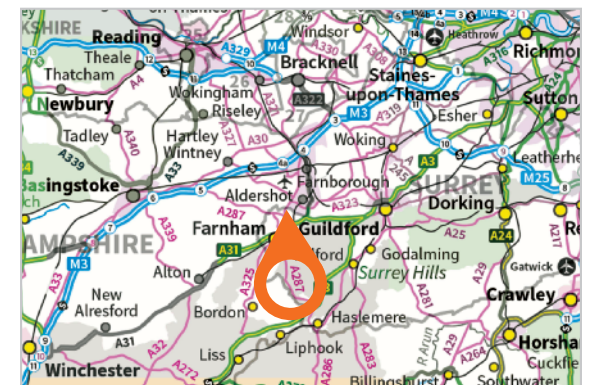
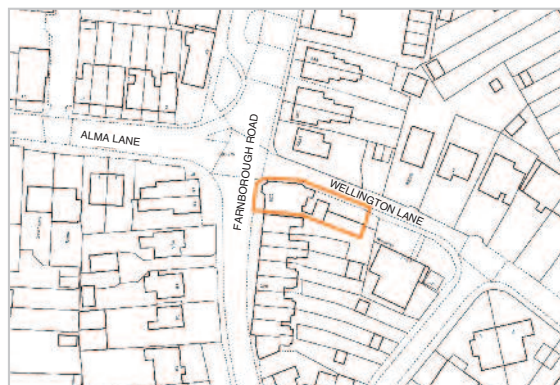
Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail	79.15 sq m (852 sq ft)	OPTIPLAN	10 years from	£40,000	15/05/2021
First	Retail/Office	63.73 sq m (686 sq ft)	KITCHENS	16/05/2016 (2)		(15/05/2026)
Ground	Storage	61.40 sq m (661 sq ft)	LIMITED (1)			
<b>Total Approximate Floor Area</b>					<b>£40,000</b>	

- (1) Optiplan Kitchens Limited(CRN05303766) were incorporated in 2006 and operate from 13 showrooms nationwide. (www.optiplankitchens.co.uk) Optiplan Kitchens Limited are wholly owned by Home Decor GB Limited. For the year ending 31/12/2019 Home Decor GB limited reported a turnover of £26,144,724, pre-tax profits of £1,419,161 and shareholders funds of £11,016,498 (Source: NorthRow 24/08/2021). The tenant has not exercised the May 2021 option to determine the lease.
- (2) The lease is outside of the security of tenure provisions of the Landlord and Tenant Act 1954.
- (3) The floor areas stated above are Gross Internal Areas.

### Planning

Prior Approval for change of use of the ground floor rear and first floor from retail (use class a1) to 3 dwelling houses (use class c3) and for building operations reasonably necessary for the conversion has been granted by Waverly Borough Council on 5th July 2021 under planning reference PRA/2021/01570.

The property may be suitable for residential conversion into the large roof void, subject to obtaining the necessary consents.



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Property Asset Management

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