

Lot 15

£105,000 Per Annum
Exclusive

125 High Street, Guildford, Surrey GU1 3AA

Pedestrianised Freehold Retail Investment In Affluent Surrey Town

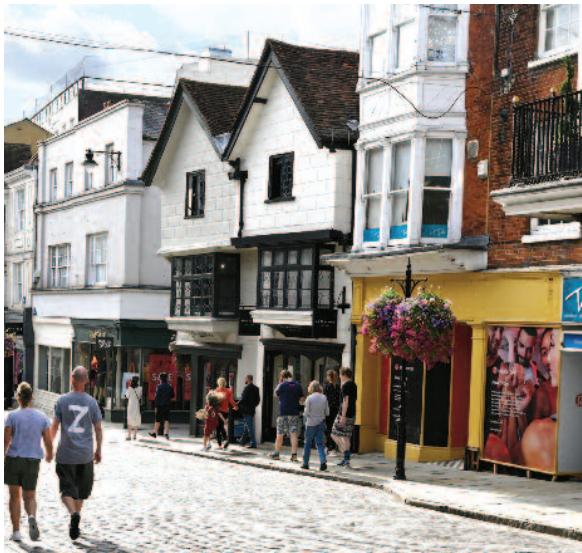


Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground First	Retail Ancillary	38.64 sq m (416 sq ft) 35.11 sq m (378 sq ft)	ESTEE 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
Total		73.75 sq m (794 sq ft)			£105,000	

(1) For the year ending 30th June 2019, Estée Lauder Cosmetics Ltd reported a turnover of £575,867,000, pre-tax profits of £239,092,000 and shareholders funds of £308,920,000 (Source: SmartSearch 14/08/2020). 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 stores. Estée Lauder has 25+ UK prestige brands including Jo Malone, Clinique and Bobbi Brown (Source: www.elcompanies.co.uk 14/08/2020). Founded in 1994, Jo Malone London is a British fragrance and lifestyle brand (Source: www.jomalone.co.uk 14/08/2020).

(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.



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 Tunsgate Quarter
- Nearby occupiers include House of Fraser, Superdrug, Hobbs and Anthropologie

Location

Miles: 6 miles south of Woking
30 miles south-west of London
Roads: A3001, A25 & A3
Rail: Guildford Rail (38 mins to London Waterloo)
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 Tunsgate Quarter, which houses occupiers including Oka and Lululemon. Other nearby occupiers include House of Fraser, Hobbs, Superdrug, Office, Anthropologie 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. See legal pack.



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