

Lot 7

£168,830 Per Annum
Exclusive with 1 Shop
and 1 Flat to be let (6).

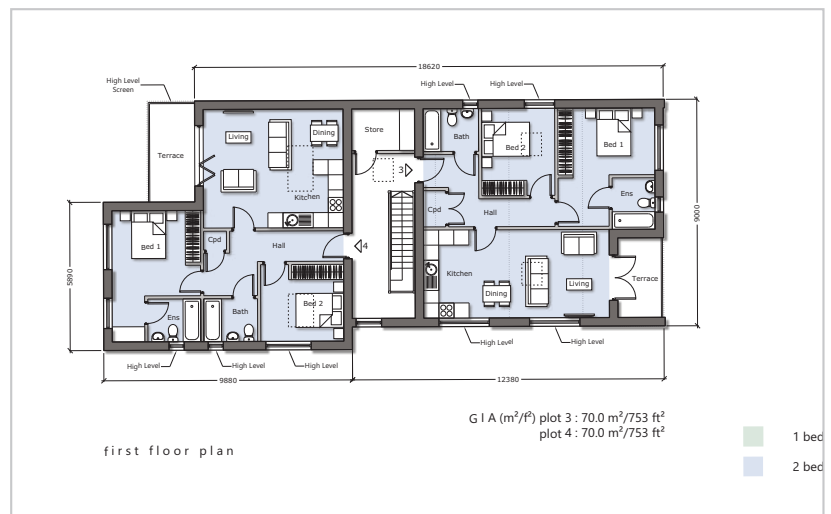
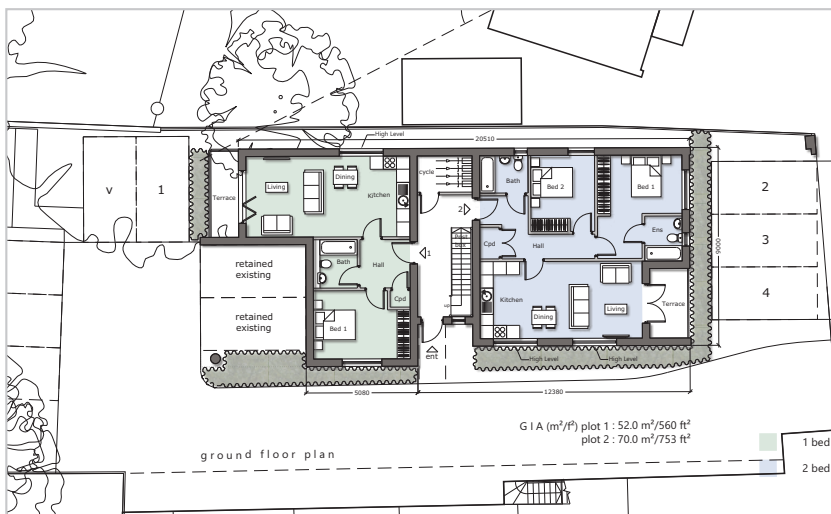
36-48 Frimley High Street & Flats 1-4 1A Hale Way,
Frimley, Surrey, GU16 7JF

Freehold Retail Parade and Residential Investment with Residential Planning consent



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Seller's Solicitors: Hamlins LLP
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Tenancy and accommodation

| Unit | Use | Floor | Floor Areas (Approx) | Tenant | Term | Rent p.a.x. Review/ (Reversion) |
|-------------------------|--|------------------|---|--|--|--|
| 38 to 40 | Retail | Ground | 121.40 sq m (1,306 sq ft) | CBD KITCHENS LIMITED (1) | 5 years from 16/11/2020 | £30,000 (15/11/2025) |
| 3 parking spaces | | | | CBD KITCHENS LIMITED (1) | 5 years and 3 days from 13/11/2020 | £750 (15/11/2025) |
| 42 | Retail | Ground | 70.90 sq m (763 sq ft) | VACANT POSSESSION | | |
| 44 | Retail | Ground | 67.72 sq m (729 sq ft) | SJ HOLLOWAY AND SONS LIMITED (2) | 5 years from 30/03/2017 | £21,000 (29/03/2022) |
| 46 | Retail | Ground | 63.64 sq m (685 sq ft) | TWO INDIVIDUALS (3) | 10 years from 06/09/2016 | £19,000 06/09/2022 (05/08/2026) |
| 48 | Retail | Ground | 70.72 sq m (761 sq ft) | INDIVIDUAL with a Personal Guarantee (4) | 20 years from 09/03/2016 | £19,500 09/03/2026 09/03/2031 (08/03/2036) |
| 42a | 3 bedroom maisonette | First and Second | 97.00 sq m (1,044 sq ft) | INDIVIDUAL | Let on an Assured Shorthold Tenancy Agreement for 1 year from 16/12/2020 | £10,020 (15/12/2021) |
| 44a | 3 bedroom maisonette | First and Second | 97.00 sq m (1,044 sq ft) | VACANT POSSESSION | | |
| 46a | 3 bedroom maisonette plus 2 car parking spaces (6) | First and Second | 97.00 sq m (1,044 sq ft) | INDIVIDUALS | Let on an Assured Shorthold Tenancy Agreement for 1 year from 01/02/2021 | £9,600 (31/01/2022) |
| 48a | 3 bedroom maisonette | First and Second | 97.00 sq m (1,044 sq ft) | INDIVIDUALS | Let on an Assured Shorthold Tenancy Agreement for 1 year from 10/02/2021 | £13,500 (09/02/2022) |
| 1, 1A Hale Way | 1 bedroom flat and 1 car parking space (6) | | 30.00 sq m (323 sq ft) | INDIVIDUAL | Let on an Assured Shorthold Tenancy Agreement for 1 year and 1 month from 26/06/2021 | £8,700 (25/07/2022) |
| 2, 1A Hale Way | 3 bedroom flat | | 79.00 sq m (850 sq ft) | INDIVIDUALS | Let on an Assured Shorthold Tenancy Agreement for 1 year from 13/10/2020 | £12,600 (12/10/2021) |
| 3, 1A Hale Way | 1 bedroom flat and 1 car parking space (6) | | 30.00 sq m (323 sq ft) | INDIVIDUAL | Let on an Assured Shorthold Tenancy Agreement for 1 year from 31/07/2021 | £9,000 (30/07/2022) |
| 4, 1A Hale Way | 3 bedroom flat | | 79.00 sq m (850 sq ft) | INDIVIDUALS | Let on an Assured Shorthold Tenancy Agreement for 1 year from 31/10/2020 | £12,600 (30/10/2021) |
| 5 x Garages | | | | VACANT POSSESSION | | |
| Rear of number 48 | Motorcycle Store | | | INDIVIDUALS | 15 years 11 months and 28 days from 10/03/2020 | £1,000 (08/03/2036) |
| Total Floor Area | | | 1,000.38 sq m (10,766 sq ft) (5) | | | £168,830 with 1 shop and 1 flat to be let (6) |

- (1) CBD Kitchens Limited is 'the appointed on-line reseller for Caple Kitchen & Bedroom Furniture, Kitchen Appliances & Accessories' (www.cbdkitchens.com). The Seller is holding a rent deposit of £7,500.
- (2) As to unit 44, the Seller is holding a rent deposit of £5,250.
- (3) As to unit 46, the Seller is holding a rent deposit of £12,920. The tenants have made an application to assign the lease into the name of one of the tenants.
- (4) As to unit 48, the Seller is holding a rent deposit of £5,625. The personal guarantee is by another individual.
- (5) The commercial floor areas stated above are those published by the Valuation Office Agency at www.voa.gov.uk.
- (6) As to unit 46a, the tenant has a license on 2 car parking spaces at a total rent of £60 pcm. As to unit 1, 1A Hale Way the tenant has a license on 1 car parking space at a total rent of £35 pcm. As to unit 3, 1A Hale Way the tenant has a license on 1 car parking space at a total rent of £35 pcm. The above total rent includes the annualised payments for all the car parking spaces.



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Key Details

- **Substantial unbroken corner retail parade**
- **Includes 5 retail units, 4 maisonettes, 4 recently converted flats and rear parking**
- **Affluent Surrey location**
- **Planning consent granted to develop 4 additional self contained flats on Car Park**
- **Nearby occupiers include Waitrose Supermarket, Boots Opticians, Lloyds Pharmacy, Subway and various independent restaurants and pubs.**

Location

Miles: 29 miles south east of Central London
8 miles north west of Guildford
Roads: M3, A331, A325
Rail: Frimley Train Station
Air: London Heathrow Airport, London Gatwick Airport

Situation

The affluent Surrey town of Frimley is located approximately 29 miles south east of Central London and benefits from a 1 hour direct train journey to London Waterloo. The property occupies a prominent position in the main commercial area in Frimley town centre at the junction of High Street and Hale Way, just 250 metres from Frimley Train Station. Nearby occupiers include Waitrose Supermarket, Boots Opticians, Lloyds Pharmacy, Subway and various independent restaurants and pubs.

Description

The property comprises a substantial unbroken retail parade of 5 ground floor retail units, 4 x three bedroom self contained maisonettes on the first and second floors as well as 4 recently converted flats.

The property also benefits from car parking and a block of five garages to the rear of the property upon which planning consent has been granted under reference number 21/0510/FFU by Surrey Heath Borough Council to redevelop to a form a new apartment block comprising 4 self contained flats configured over ground and first floors. See legal pack for further details.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Planning

Planning consent has been granted by Surrey Heath Borough Council under reference number 21/0510/FFU for the erection of an apartment building to provide 4 self-contained dwellings together with associated parking and landscaping, following the demolition of existing garage buildings. See legal pack for further details.

Six week completion

Energy Performance Certificate

See legal pack.

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