



Tenure

Virtual Freehold. To be held on two leases, each for a term of 999 years from completion at a fixed rent of £100 per annum.

Location

Grayshott is an attractive village lying within the National Trust countryside on the north-east Hampshire/Surrey border, 45 miles south-west of London, 15 miles south-west of Guildford, 8 miles south of Farnham and 4 miles north-west of Haslemere. Grayshott lies adjacent to the A3 Hindhead Tunnel which links directly with the M25 (Junction 10) 20 miles to the north-east.

The property is situated in the Grayshott Conservation Area on the south side of Headley Road between its junctions with Crossways Road and The Avenue. There is a public car park directly behind the property. Occupiers close by include Sainsbury's (adjacent), NatWest and Lloyds Banks, Gascoigne Pees Estate Agents and Co-op Food.

Description

The property is arranged on ground floor only to provide two ground floor shops forming part of a larger building, not included in the sale. The Estate Agents has the benefit of a right to use 1 private parking space.

VAT

VAT is applicable to these lots.

Documents

The legal pack will be available from the website www.allso.co.uk

Energy Performance Certificate

Unit 2 EPC Rating 36 Band B (Copy available on website).
Unit 3 EPC Rating 100 Band D (Copy available on website).

Lot	No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
44	Unit 2	Lloyds Pharmacy Ltd (3)	Gross Frontage 9.20 m Net Frontage 8.55 m Shop & Built Depth 17.75 m	(30' 2") (28' 1") (58' 3") 10 years from 30.10.2015 Rent review every 5th year FR & I by way of service charge (1)	£30,000 p.a.	Rent Review 2020
45	Unit 3	Spicerhaart Property Services Ltd (guaranteed by Spicerhaart Estate Agents Ltd) (4)	Gross Frontage 10.10 m Net Frontage 9.30 m Shop Depth 5.60 m Built Depth 17.75 m	(33' 2") (30' 6") (18' 5") (58' 3") 5 years from 06.08.15 FR & I by way of service charge (2)	£11,500 p.a.	Reversion 2020

(1) There is a tenant's option to determine the lease at the end of the fifth year.
(2) There is a tenant's option to determine the lease at the end of the third year.
(3) No. of Branches: 1,700. Website Address: www.lloydspharmacy.co.uk
For the year ended 31st December 2013, Lloyds Pharmacy Ltd reported a turnover of £1.784bn, a pre-tax profit of £14.489m, shareholders' funds of £206.607m and a net worth of £72.933m. (Source: Experian 21.12.2015)
(4) For the year ended 31st December 2014 Spicerhaart Estate Agents Ltd reported a turnover of £48.177m, a pre-tax profit of £4.263m, shareholders funds of £5.171m and a net worth of £3.23m. (Source: riskdisk.com 08.01.16.). We understand the tenants have been in occupation since 1999.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

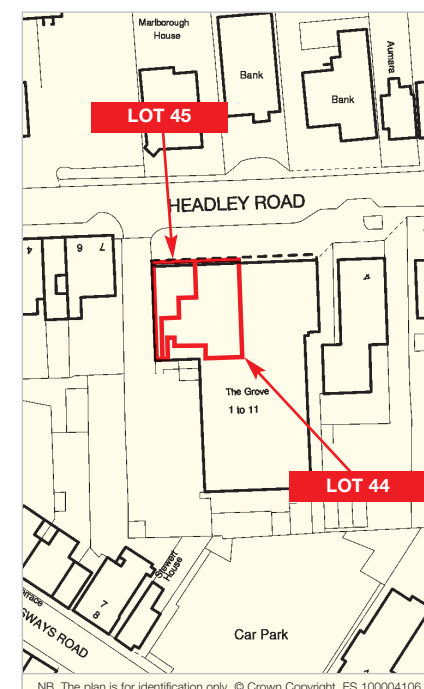
Seller's Solicitor J Horne Esc, Sylvester Amiel Lewin & Horne. Tel: 0208 492 0123 e-mail: jonathanhorne@sylvam.co.uk

Hindhead
Units 2 & 3
Grove House
Headley Road
Grayshott
Surrey
GU26 6LE

- Two Virtual Freehold Shop Investments
- Let to Lloyds Pharmacy Ltd and Spicer Haart Estate Agents
- Leases expire in 2025 (1) and 2020 (2)
- To be offered as two separate lots
- Total Current Gross Rents Reserved

£41,500 pa
For the Two Lots

SIX WEEK COMPLETION
AVAILABLE



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