

# Cranleigh

## London House

### 104/110 High Street

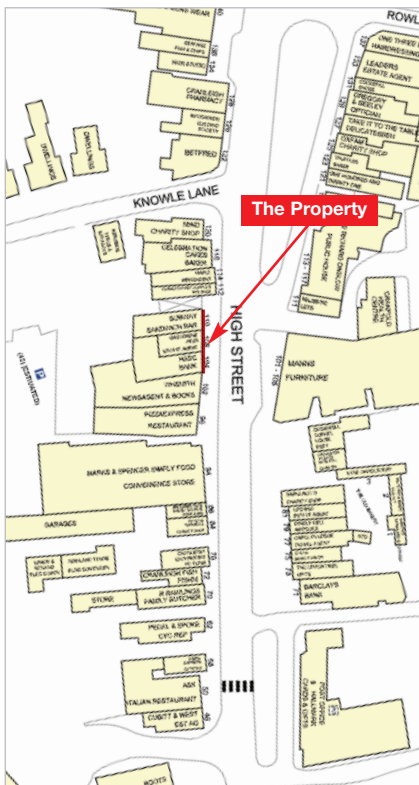
### Surrey

### GU6 8AU

- Well Located Freehold Shop and Residential Investment
- Lessees include HSBC, Countrywide and Subway Realty
- Prosperous Surrey Village
- No VAT applicable
- Total Current Rents Reserved

**£103,300 pa**

**SIX WEEK COMPLETION**



#### Tenure

Freehold.

#### Location

Cranleigh is an attractive location and the largest village in the UK. It is located between Guildford and Horsham in a popular and affluent region of the south-east. Road access is good, the A281 runs 2 miles to the west, the A24 is 11 miles to the east and Gatwick Airport is under 20 miles to the east. The property is situated in the heart of Cranleigh fronting High Street which is the principal retail thoroughfare. Adjacent is a branch of WH Smith, whilst branches of Pizza Express and Marks & Spencer Simply Food are in the immediate vicinity along with a large number of local traders. To the rear of the property is a public car park for approximately 40 cars.

#### Description

The property is arranged on ground and one upper floor to provide three ground floor shop units occupied as a bank, estate agent and sandwich bar. The bank benefits from part first floor ancillary accommodation and the remainder of the first floor provides three self-contained flats approached via a separate entrance at the front. The property benefits from a rear car park for 5 cars access to which is from the High Street.

#### VAT

VAT is not applicable to this lot.

#### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

#### Energy Performance Certificate

Commercial range from EPC Rating 98-109 Bands D-E.  
Residential range from EPC Rating 74-78 Band C.  
(Copies available on website).

#### Viewings

There will be a single block viewing held prior to the auction. If you would like to attend you must register no later than 12 noon on Wednesday 26th November by emailing: [viewings@allsop.co.uk](mailto:viewings@allsop.co.uk).  
Photo ID will be required on the day. In the subject box of your email please ensure that you enter 'Lot 79 Cranleigh'.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent and Licence Fees £ p.a.	Next Review/ Reversion
Shop 1	HSBC Bank plc (1)	Gross Frontage 6.8 m (22' 4") Net Frontage 6.3 m (20' 8") Shop & Built Depth 16.7 m (54' 9") Part First Floor 43 sq m (463 sq ft)	10 years from 01.07.2013 (2) Rent review in the 5th year FR & I by way of Service Charge	£30,500 p.a.	Rent Review 2018
Shop 2	Countrywide Estate Agents (3)	Gross Frontage (inc. ent). 6.0 m (19' 8") Net Frontage 4.45 m (14' 7") Shop & Built Depth 17.65 m (57' 10") 1 Car Parking Space	10 years from 01.09.2014 (2) Rent review in the 5th year FR & I by way of Service Charge	£20,200 p.a.	Rent Review 2019
Shop 3	Subway Realty Ltd (4) (sublet to SN Rumi)	Gross Frontage 4.65 m (15' 3") Net Frontage 4.2 m (13' 9") Shop & Built Depth 18.2 m (59' 8") 1 Car Parking Space	15 years from 14.03.2008 Rent review every 5th year FR & I by way of Service Charge	£23,250 p.a.	Rent Review 2018
Car Space	Countrywide Estate Agents (3)	1 Car Parking Space	1 year Licence from 01.12.2014	£850 p.a.	
Flat 1	Individuals	First Floor Flat – 2 Rooms, Kitchen, Bathroom	AST 1 year from 11.10.2014	£8,400 p.a.	Reversion 2015
Flat 2	Individuals	First Floor Flat – 3 Rooms, Kitchen, Bathroom	AST 1 year from 09.05.2014	£10,800 p.a.	Reversion 2015
Flat 3	Individual	First Floor Flat – 2 Rooms, Kitchen, Bathroom	AST 1 year from 01.10.2014	£9,300 p.a.	Reversion 2015

(1) For the year ended 31st December 2013, HSBC Bank plc did not report a turnover but reported a pre-tax profit of £3.294bn and a net worth of £24.436bn. (Source: [riskdisk.com](http://riskdisk.com) 06.11.2014)

(2) The lease contains a lessee's option to determine at the fifth year.

(3) For the year ended 31st December 2013, Countrywide Estate Agents reported a turnover of £332.419m, a pre-tax profit of £42.149m and a net worth of £89.155m. (Source: [riskdisk.com](http://riskdisk.com) 06.11.2014)

(4) For the year ended 31st December 2013, Subway Realty Ltd reported a turnover of £27.94m, pre-tax profits of £1.457m and a net worth of £1.632m. (Source: [riskdisk.com](http://riskdisk.com) 06.11.2014)

NB. Flats not inspected by Allsop. Accommodation details provided by the Vendor.

**Total £103,300 p.a.**

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** Ms C Walton, Downs Solicitors. Tel: 01306 502215 e-mail: [c.walton@downslaw.co.uk](mailto:c.walton@downslaw.co.uk)



