

Guildford

8 Market Street

Surrey

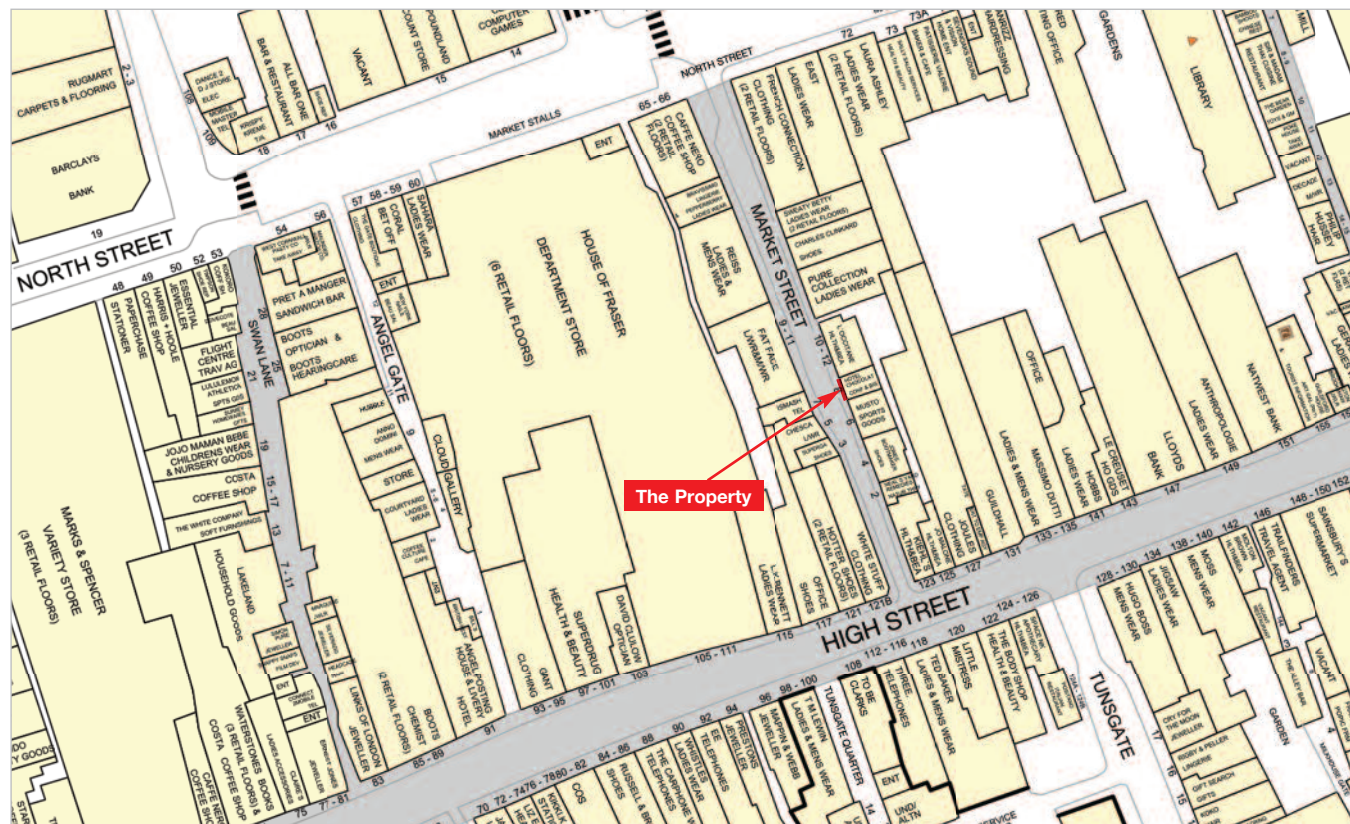
GU1 4LB

- **Well Located Freehold Shop Investment**
- Rare opportunity in prosperous Surrey town
- Pedestrianised thoroughfare linking High Street and North Street
- Close to the new Tunsgate Quarter and House of Fraser
- Let to Walnut Hill Properties Limited (t/a Hotel Chocolat) with guarantee from Hotel Chocolat Limited on a lease expiring in 2019
- Current Rent Reserved
£52,500 pa

On the Instructions of



SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

The affluent cathedral and commuter town of Guildford, with a population of 143,000, is the county town of Surrey and a major commercial centre located on the A3, 30 miles south-west of Central London. It is one of the UK's premier retailing locations and the town includes a large student population in excess of 15,000 at the University of Surrey. The town benefits from excellent communications, with the A3 providing a direct link to Junction 10 of the M25 Motorway 8 miles to the north-east. In addition, there are regular rail services to London Waterloo (fastest journey time 36 minutes).

The property is well located in the heart of the town centre on the east side of the pedestrianised Market Street, which is a busy thoroughfare linking North Street with the prime High Street and close to the entrance to the new Tunsgate Quarter, a high end shopping and dining destination with its own car park. Occupiers close by include House of Fraser, TM Lewin, Reiss, Caffè Nero, L'Occitane, Musto, White Stuff, Ted Baker and Three, together with Oka, The White Company and The Ivy Café in the new Tunsgate Quarter, amongst others.

Description

The property is arranged on ground and two upper floors to provide a ground floor shop with storage and staff ancillary accommodation above. There is a small flying freehold at the rear.

The property provides the following accommodation and dimensions:

Gross Frontage	4.90 m	(16' 1")
Net Frontage	4.30 m	(14' 2")
Shop and Built Depth	6.75 m	(22' 2")
First Floor	22.00 sq m	(237 sq ft)
Second Floor	23.50 sq m	(253 sq ft)

Tenancy

The property is at present let to WALNUT HILL PROPERTIES LIMITED (t/a Hotel Chocolat), with guarantee from Hotel Chocolat Limited, for a term of 10 years from 15th October 2009 at a current rent of £52,500 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. There is a small area of land to the rear which is not demised to the tenant.

Tenant Information

No. of Branches: 93.

Website Address: www.hotelchocolat.com

For the year ended 2nd July 2017, Hotel Chocolat Limited reported a turnover of £23.9m, a pre-tax profit of £2.8m, shareholders' funds of £2.97m and a net worth of £892,705. (Source: riskdisk.com 27.03.2018.)

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

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

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