LOTS **20-21**

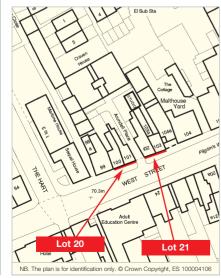
Farnham 100/103 West Street Surrey GU9 7EN

- Attractive Freehold Shop, Office and Residential Investment
- To be offered as two separate lots
- Town centre location
- 4 shops and two office suites
- Asset management opportunity
- Rent Reviews 2015 and Reversions 2016
- Residential units may be available on completion upon request (1)
- Total Current Rents Reserved

£64,300 pa⁽¹⁾

SIX WEEK COMPLETION AVAILABLE







Tenure Freehold.

Location

Farnham is an attractive and prosperous town with a district population of some 115,600. The town, served by the A31, is 10 miles west of Guildford and some 40 miles south-west of central London.

The property is situated on the north side of West Street, to the east of the junction with The Hart in the town centre. Close by is a Waitrose Supermarket, the University of Creative Arts and a variety of office and local occupiers.

Description

Lot 20 (100-101 West Street) is arraged on cellar, ground and two upper floors providing two shops, first floor offices and flats. The flats will be sold off on a long lease (1).

Lot 21 (102-103 West Street) is arranged on ground and two upper floors to provide two shops, offices and flats. The flats will be sold off on a long lease (1).

VAT

VAT is applicable to this lot. Please refer to the Special Conditions of Sale.

Documents

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

Energy Performance Certificate For EPC Ratings please see website.

ot	No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
D	100 (Shop)	Simone Anscombe	Gross Frontage Net Frontage Shop Depth (max) Built Depth Cellar (not inspected)	4.60 m 3.90 m 15.25 m 16.65 m	(15' 1") (12' 9") (50' 0") (54' 7")	15 years from 25.03.2007 Rent review every 5th year Tenant break option on 25.03.2017	£11,500 p.a.	Rent Review 2017
	100C (Offices)	Caroline Jayne Church	First Floor (2)	27.87 sq m	(300 sq ft)	5 years from 22.02.2011	£6,000 p.a.	Reversion 2016
	101 (Shop)	Andrew Hibberd	Gross Frontage (inc splay) Net Frontage (inc splay) Shop Depth Built Depth	4.80 m 4.60 m 6.90 m 17.30 m	(15' 9") (15' 1") (22' 8") (56' 9")	10 years from 01.09.2007 Rent review on 25.03.2017	£10,500 p.a.	Reversion 2017
	Uppers	To be confirmed on completion	First & Second Floors – 2 x	1 Bed		125 years from completion (1) Rent doubles every 25 years	£150 p.a. (1)	Reversion 2139 (1)
						Tot	al £28,150 p	a. ⁽¹⁾
1	102 (Shop)	Surrey Woodwork Ltd	Gross Frontage Net Frontage Shop Depth Built Depth	5.00 m 4.30 m 6.85 m 17.15 m	(16' 5") (14' 2") (22' 6") (56' 3")	10 years from 29.11.2008 Rent review every 5th year	£15,000 p.a.	Reversion 2018
	103 (Shop)	Jacqueline Linda Henderson	Gross Frontage Net Frontage Shop Depth Built Depth	4.75 m 4.20 m 6.85 m 15.35 m	(15' 7") (13' 9") (22' 6") (50' 4")	10 years from 23.06.2010 Rent review every 5th year Tenant break option 25.06.2015	£13,000 p.a.	Rent Review 2015
	102-103 (Offices)	Empowered Marketing Ltd	Ground Floor (2)	32.51 sq m	(350 sq ft)	5 years from 01.09.2012 Tenant break option elapsed on 02.09.20	£8,000 p.a. 14	Reversion 2017
	Uppers	To be confirmed on completion	First & Second Floors – 1 x	1 Bed and 2 x 2 B	leds	125 years from completion (1) Rent doubles every 25 years	£150 p.a. (1)	Reversion 2139 (1)
All f Plea	lats could be avai se liaise direct wi		d 2 x 2 bed flats and producing stion. The prices would be £370,			n AST agreements. 1. TO	tal £36,150	p.a. ⁽¹⁾

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 D Rivero, Stevens & Bolton LLP. Tel: 01483 401237 e-mail: daryl.rivero@stevens-bolton.com