

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 arranged 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.alltop.co.uk

Energy Performance Certificate

For EPC Ratings please see website.

Lot	No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
20	100 (Shop)	Simone Anscombe	Gross Frontage	4.60 m	(15' 1")	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
		Net Frontage	3.90 m	(12' 9")				
		Shop Depth (max)	15.25 m	(50' 0")				
		Built Depth	16.65 m	(54' 7")				
	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)	4.80 m	(15' 9")	10 years from 01.09.2007 Rent review on 25.03.2017	£10,500 p.a.	Reversion 2017
		Net Frontage (inc splay)	4.60 m	(15' 1")				
		Shop Depth	6.90 m	(22' 8")				
		Built Depth	17.30 m	(56' 9")				
	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)
							Total £28,150 p.a. ⁽¹⁾	
21	102 (Shop)	Surrey Woodwork Ltd	Gross Frontage	5.00 m	(16' 5")	10 years from 29.11.2008 Rent review every 5th year	£15,000 p.a.	Reversion 2018
		Net Frontage	4.30 m	(14' 2")				
		Shop Depth	6.85 m	(22' 6")				
		Built Depth	17.15 m	(56' 3")				
	103 (Shop)	Jacqueline Linda Henderson	Gross Frontage	4.75 m	(15' 7")	10 years from 23.06.2010 Rent review every 5th year Tenant break option 25.06.2015	£13,000 p.a.	Rent Review 2015
		Net Frontage	4.20 m	(13' 9")				
		Shop Depth	6.85 m	(22' 6")				
		Built Depth	15.35 m	(50' 4")				
	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 02.09.2014	£8,000 p.a.	Reversion 2017
	Uppers	To be confirmed on completion	First & Second Floors – 1 x 1 Bed and 2 x 2 Beds			125 years from completion (1) Rent doubles every 25 years	£150 p.a. (1)	Reversion 2139 (1)
							Total £36,150 p.a. ⁽¹⁾	

(1) The residential upper parts comprise 3 x 1 bed and 2 x 2 bed flats and producing a total income of £44,880 p.a. all let on AST agreements. All flats could be available at request from completion. The prices would be £370,000 for Lot 20 and £620,000 for Lot 21.

(1) The residential upper parts comprise 3 x 1 bed and 2 x 2 bed flats and producing a total income of £44,880 p.a. all let on AST agreements.

All flats could be available at request from completion. The prices would be £370,000 for Lot 20 and £620,000 for Lot 21.

Please liaise direct with the Auctioneers.

(2) Floor area and details provided by the Seller. Not inspected by Allsop.

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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