



Chertsey

Units 1A1 & 1A2 Phoenix Plaza South and 2 Liberty House Guildford Street Surrey KT16 9GU

- **Virtual Freehold Restaurant Investment**
- Prosperous Surrey town centre location
- Provides a restaurant let on a lease expiring 2022 (no breaks)
- Situated in a “courtyard” setting within a modern mixed use development
- Current Gross Rent Reserved

£40,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Leasehold. Held for a term of 250 years from 1st January 2005 (thus having some 237 years unexpired) at a peppercorn ground rent.

Location

Chertsey is a popular Surrey town located some 25 miles south-west of central London, 6 miles north-east of Woking and 4 miles west of Walton-on-Thames. Communications are excellent, with Junction 11 of the M25 Motorway situated within 1 mile of the town centre, Heathrow Airport within 11 miles and mainline rail services to London Waterloo with a journey time of 51 minutes.

The property is situated in the town centre in a prominent position on the west side of Guildford Street, at its junction with Pycroft Road. Occupiers close by include several office buildings, Indos Italian restaurant, Subway and a variety of other retailers.

Description

The property is arranged on ground floor only to provide a restaurant with bar, kitchen, customer WCs and ancillary staff accommodation. The property forms part of a large building, the remainder of which is not included in the sale.

The property provides the following Gross Internal Area accommodation and dimensions:

Ground Floor **371.50 sq m** **(3,999 sq ft)**

Tenancy

The property is at present let to M.G. HASHJIN and A.A. BADRASFDARI (t/a Caspari Restaurant) for a term of 15 years from 10th August 2007 at a current rent of £40,000 per annum. The lease provides for rent reviews every fifth year of the term and contains effectively full repairing and insuring covenants.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 57 Band C (Copy available on website).

