

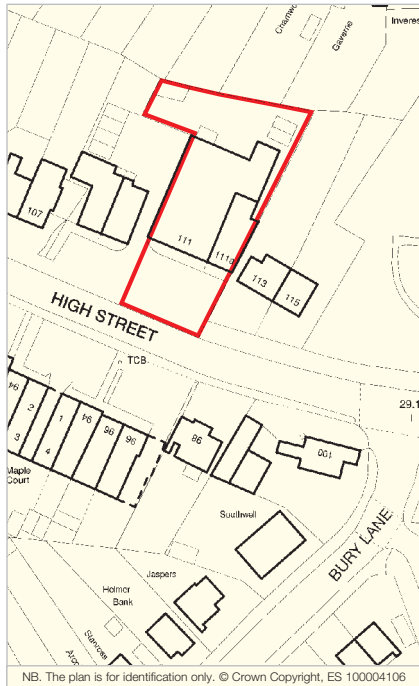
Woking
111 High Street
Horsell
Surrey
GU21 4SY

- Freehold Shop and Ground Rent Investment
- Shop let to Woking Hospice (Registered Charity)
- Affluent Surrey commuter town
- Includes ground rent secured on Co-Operative commercial store and three flats
- Shop rent review outstanding
- Total Current Rents Reserved

£12,100 pa

**On the Instructions of
Co-Operative Estates**

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Woking is an affluent Surrey town situated in the London commuter belt midway between Weybridge and Guildford with a residential population of 85,000. The town benefits from a frequent rail service to London Waterloo (from 24 minutes) and has established itself as one of Surrey's major commercial and retail centres which benefits from its proximity to the A3, M3 and M25. The property is situated in Horsell Village Centre which is located adjacent to Woking on the northern side of the A320/A324. Occupiers close by include Martin's, Spar and Coral.

Description

The property is arranged on ground and one upper floor to provide a ground floor lock up shop unit together with a convenience store and three flats which have been sold off on long leases.

VAT

VAT is not applicable to this lot.

Documents

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

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
111a	Woking Hospice (1)	Gross Frontage 5.55 m (18' 3") Net Frontage 5.00 m (16' 5") Shop Depth 11.12 m (36' 6") Built Depth 15.04 m (49' 4") Ground Floor 75.10 m (246' 5")	15 years from 24.08.2007 Rent review every 5th year FR & I by way of Service Charge	£12,100 p.a.	Rent Review 2017
111	The Co-Operative Group	Convenience Store (Not Inspected)	999 years from 12.09.2008	Peppercorn	Reversion 3007
Flats 1-3		First Floor 3 Flats (Not Inspected)	115 years from 24.06.1987	Peppercorn	Reversion 2102

(1) www.wsbhospices.co.uk

Total £12,100 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 P Jones, Hill Dickinson LLP. Tel: 0151 600 8730 Fax: 0151 600 8001 e-mail: pamela.jones@hilldickinson.com