

**Egham**  
**Loch Fyne**  
**5-6 High Street**  
**Surrey**  
**TW20 9EA**

- **Attractive Freehold Restaurant Investment**
- Let to Loch Fyne Restaurants Limited (a wholly owned subsidiary of Greene King)
- Lease expires 2029 (No breaks)
- Affluent Surrey town
- Includes one bedroom manager's flat and on-site parking for 19 cars
- Current Rent Reserved

**£90,512 pa**  
**with a Fixed**  
**Rental Increase**  
**to £102,406 pa in**  
**July 2014**

**SIX WEEK COMPLETION**  
**AVAILABLE**



**Tenure**  
Freehold.

**Location**  
The affluent and attractive Surrey commuter town of Egham, population approximately 30,000, enjoys a strategic location on the A30 to the north of the junction of the M3 and M25 motorways, 20 miles south-west of Central London and 4 miles south-west of Heathrow Airport. The town also enjoys regular rail services to Waterloo (from 43 minutes). The property is situated at the junction of Egham High Street and Egham Bypass (A30).

Occupiers close by include Maranello (Ferrari & Maserati), Brasserie Gerrard, BP Connect, Marks & Spencer Simply Food and a variety of local traders.

**Description**  
This attractive Grade II Listed property is arranged on ground and two upper floors to provide a substantially refurbished and extended ground floor restaurant with a capacity of 120 covers and benefits from an outdoor dining area. The first and second floors provide ancillary accommodation and a one bedroom manager's flat. There are 19 parking spaces to the rear which are accessed off Langham Place.

The property provides the following gross internal accommodation and dimensions:

|                     |                    |                      |
|---------------------|--------------------|----------------------|
| <b>Ground Floor</b> | <b>343.50 sq m</b> | <b>(3,698 sq ft)</b> |
| <b>First Floor</b>  | <b>151.50 sq m</b> | <b>(1,631 sq ft)</b> |
| <b>Second Floor</b> | <b>32.50 sq m</b>  | <b>(350 sq ft)</b>   |
| <b>Total</b>        | <b>527.50 sq m</b> | <b>(5,679 sq ft)</b> |

**Tenancy**

The entire property is at present let to LOCH FYNE RESTAURANTS LTD for a term of 25 years from 27th July 2004 at a current rent of £90,512 per annum, exclusive of rates. The lease provides for fixed rental increases in the fifth and tenth years and every fifth year thereafter to open market rental value and contains full repairing and insuring covenants. The rent will therefore rise in July 2014 to £102,406 per annum.

**Tenant Information**

No. of Branches: 42.  
Website Address: [www.lochfyne-restaurants.com](http://www.lochfyne-restaurants.com)  
For the year ended 2nd May 2010, Loch Fyne Restaurants Ltd reported a turnover of £51.355m, a pre-tax profit of £168,800, shareholders' funds of £7.286m and a net worth of £7.286m. (Source: riskdisk.com 4.10.2011)  
The Ultimate Holding Company of Loch Fyne Restaurants Ltd is Greene King plc.

**VAT**

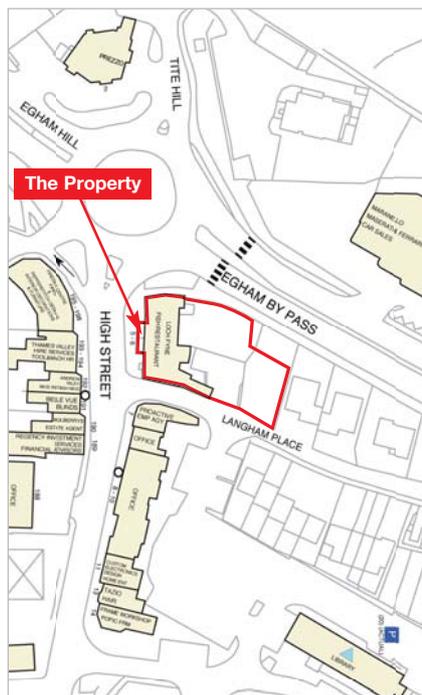
VAT is applicable to this lot.

**Documents**

The legal pack will be available from the website [www.allsoop.co.uk](http://www.allsoop.co.uk)

**Viewings**

Viewings are by appointment only, please e-mail your request with full contact details to [viewings@allsoop.co.uk](mailto:viewings@allsoop.co.uk)  
In the subject box of your e-mail, please ensure that you enter **Lot 60 Egham**.



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** P Burbridge Esq, Gullands Solicitors. Tel: (01622) 678341 Fax: (01622) 757735 e-mail: [p.burbridge@gullands.com](mailto:p.burbridge@gullands.com)

