



### Tenure

Leasehold. Held from Waverley Borough Council for 150 years from 25th December 1986 at £1,904.40 p.a. The lease contains rent reviews every fifth year to 3.3% of the open market rental value.

### Location

Farnham is an attractive and prosperous town with a resident population of some 36,000. The town is situated on the River Wey on the Hampshire-Surrey border, 10 miles west of Guildford and some 40 miles west of Central London. The town is served by the A31 dual carriageway which links with the A3 at Guildford whilst Junction 4A of the M3 motorway is 7 miles to the north.

The property is situated in a terrace of similar units in a trade counter location opposite Jewson.

Occupiers close by include a Honda Motorbike Showroom (adjacent), Uvex, a Mitsubishi Car Dealership, Kwik Fit and Sainsbury's Supermarket.

### Description

The property is arranged on ground floor only to provide an industrial unit. The unit benefits from office and trade counter areas, an eaves height of 5.9 metres and 15 car parking spaces to the front.

The property provides the following accommodation and dimensions:

<b>Ground Floor</b>	<b>639.0 sq m</b>	<b>(6,878 sq ft)</b>
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### Tenancy

The entire property is at present let to HOWDEN JOINERY PROPERTIES LTD for a term of 15 years from 16th July 2007 at a current rent of £61,900 per annum. The lease provides for rent reviews on the 5th and 10th years of the term and contains full repairing and insuring covenants, subject to a schedule of condition.

### Tenant Information

Howden Joinery Properties Ltd are responsible for 'the ownership, leasing and management of properties on behalf of Howden Joinery Ltd'. Although not party to the lease, for the year ended 30th December 2014 Howden Joinery Ltd reported a turnover of £1.080bn, a pre-tax profit of £193.306m and a net worth of £447.884m. (Source: riskdisk.com 11.11.2015)

### VAT

VAT is applicable to this lot.

### Documents

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

### Energy Performance Certificate

For EPC Rating please see website.

## Farnham

**Unit 2**  
**9/9A Farnham Trading Estate**  
**Surrey**  
**GU9 9NN**

- **Leasehold Trade Counter Investment**
- Underlet to Howden Joinery Properties Ltd
- Lease expiry 2022
- Busy location opposite Jewson, adjacent to Honda
- Comprising a unit totalling 639.0 sq m (6,878 sq ft)
- Rent Review 2017
- Current Gross Rent Reserved **£61,900 pa**
- Current Net Rent Reserved **£59,996.60 pa**

**On the Instructions of**  
**Administrators Kerry Bailey and**  
**Sarah Rayment of**



**SIX WEEK COMPLETION AVAILABLE**



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