



Tenure

Freehold.

Location

Bagshot is an attractive and prosperous area of Surrey, situated between Camberley and Bracknell, off Junction 3 of the M3.

Communications are good, the A322 links directly with Bracknell to the north and Guildford to the south.

The property is located on the south side of London Road, in between its junctions with Park Street and Bridge Street, a short distance to the north of Bagshot town centre.

Occupiers close by include a BP garage, Marks & Spencer Simply Food, Ladbroke's and Co-op Food, amongst a range of local traders.

Description

The property comprises two buildings on a self-contained site of 0.13 hectares (0.32 acres).

The property provides the following accommodation and dimensions:

Front Office Ground Floor	94.0 sq m	(1,011 sq ft)
Front Office First Floor	80.0 sq m	(861 sq ft)
Rear Building	325.0 sq m	(3,498 sq ft)
Total	499.0 sq m	(5,370 sq ft)

Tenancy

The entire property is at present let to SPEEDY HIRE CENTRES LIMITED for a term of 15 years from 17th January 2008 at a current rent of £38,375 per annum. The rent is increased in line with the Retail Price Index every 5th year from 2008. There is a tenant option to break on the 12th anniversary of the term, on serving six months' notice (2). The lease contains full repairing covenants, the Landlord insures. The lease is guaranteed by Speedy Hire plc.

Tenant Information

Website Address: www.speedyservices.com

For the year ended 31st March 2017, Speedy Hire plc reported a turnover of £369.4m, a pre-tax profit of £14.4m, shareholders' funds of £189.6m and a net worth of £186.1m. (Source: Experian 02.11.2017.)

Planning (1)

The principle of residential redevelopment is broadly acceptable, subject to conditions and planning consent. All enquiries should be referred to Surrey County Council (www.surreycc.gov.uk).

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Bagshot

**46-50 London Road
Surrey
GU19 5HL**

- **Freehold Trade Counter Investment**
- Entirely let to Speedy Hire Centres Limited (guaranteed by Speedy Hire plc)
- Affluent Surrey location
- Site area of 0.13 hectares (0.32 acres) with residential development potential (1)
- Rent increases by RPI in January 2018
- Reversion 2023 (2)
- Current Rent Reserved

£38,375 pa

**SIX WEEK COMPLETION
AVAILABLE**

