



Tenure

Freehold.

Location

Farnham is an attractive and prosperous town with a district population of some 115,600. The town is situated on the Hampshire-Surrey border, 10 miles west of Guildford and some 40 miles south-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 on the north side of The Borough, which is the main shopping street in the town centre, close to its junction with South Street and Bear Lane.

Occupiers close by include WH Smith, Moss, Santander, Clintons, Barclays, Toni & Guy, Boots Opticians, Dorothy Perkins, Vodafone, HSBC, Phones 4 U and Café Rouge.

Description

The property is arranged on basement, ground and two upper floors to provide a ground floor shop unit with storage accommodation on the first and second floors above accessed via a rear staircase. The upper floors may be suitable for residential conversion subject to the existing lease and obtaining all the necessary consents. The basement is not used by the lessee and was not inspected by Allsop.

The property provides the following accommodation and dimensions:

Gross Frontage	5.05 m	(16' 7")
Net Frontage	3.65 m	(11' 11")
Shop Depth	13.35 m	(43' 9")
Built Depth	20.35 m	(66' 9")

Basement (Not inspected by Allsop)

Ground Floor	73.75 sq m	(794 sq ft)
First Floor	29.10 sq m	(313 sq ft)
Second Floor	27.50 sq m	(296 sq ft)

Tenancy

The entire property is at present let to SUBWAY REALTY LIMITED for a term of 15 years from 14th 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 full repairing and insuring covenants.

(1) The tenants can determine the lease at any time by giving no less than 180 days prior written notice and paying a break fee of £40,000.

Tenant Information

No. of Branches: 1,613 franchises.

Website Address: www.subway.co.uk

For the year ended 31st December 2012, Subway Realty Limited reported a turnover of £28.059m a pre-tax profit of £2.020m, shareholders' funds of £2.507m and a net worth of £2.507m (Source: riskdisk.com 11.02.14.)

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Farnham

16 The Borough

Surrey

GU9 7NF

- **Attractive Freehold Shop Investment**
- Let to Subway Realty Limited
- Lease expires 2022 (1)
- Affluent Surrey town
- Rent Review 2017
- Current Rent Reserved

£40,000 pa

SIX WEEK COMPLETION AVAILABLE

