

Farnham

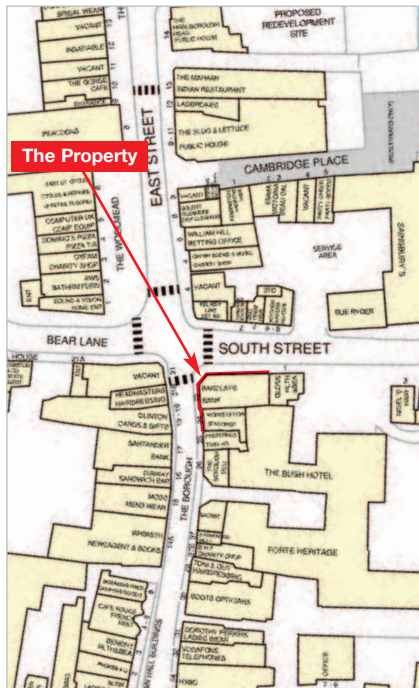
22-24 The Borough

Surrey

GU9 7NH

- Freehold Town Centre Bank and Shop Investment
 - Majority let to Barclays Bank plc on a lease expiring in 2026 (1)
 - Well located in the town centre
 - Popular and prosperous Surrey town
 - Shop and Bank Rent Reviews 2015
 - Total Current Rents Reserved
- £164,000 pa**

EIGHT WEEK COMPLETION AVAILABLE



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 Borough, which is the main town centre shopping street, at its junction with South Street in a prominent corner position. Occupiers close by include Santander, Clinton Cards, Moss Menswear, W H Smith, Dorothy Perkins, Boots Opticians and Peacocks. Sainsbury's and a multi-storey car park are nearby on South Street. There is a proposed town centre redevelopment by Crest Nicolson and Sainsbury's a short distance away on East Street which will revitalise the town centre.

Description

The property is arranged on basement, ground and two upper floors to provide a ground floor banking hall with office and staff accommodation on the upper floors and storage in the basement.

The ground floor banking hall was fully refurbished in 2011 including the installation of a 6-person passenger lift. The lock-up ground floor shop unit is also on The Borough adjacent to the Bank.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

No. 22 EPC Rating 102 Band E

No. 24 EPC Rating 57 Band C

(Copies available on website)

Viewings

To be held on 8th May 2013 by appointment only, on at least 72 hours' prior notice. Photo identification will be required on the day. Please e-mail your viewing request with full contact details to viewings@alltop.co.uk In the subject box of your e-mail, please ensure that you enter **Lot 17 Farnham.**

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
22 & 24	Barclays Bank plc (2)	Gross Frontage (The Borough) 8.50 m (27' 10") Gross Frontage (South Street) 16.25 m (53' 4") Gross Frontage (Splay) 2.81 m (9' 3") Shop Depth 16.10 m (52' 10") Built Depth 17.25 m (56' 7") Basement 109.80 sq m (1,181 sq ft) Ground Floor 151.65 sq m (1,632 sq ft) First Floor 194.25 sq m (2,090 sq ft) Second Floor 160.05 sq m (1,722 sq ft) Total 615.75 sq m (6,625 sq ft)	20 years from 03.08.2006 Rent review 2010 and every 5th year FR & I subject to a Schedule of Condition Tenant option to break in August 2021 (1)	£140,000 p.a.	Rent Review 2015
24	Workstation Farnham Ltd (personal guarantee)	Gross Frontage 5.06 m (16' 7") Net Frontage 3.55 m (11' 8") Shop & Built Depth 15.28 m (50' 2") Ground Floor 66.45 sq m (715 sq ft)	10 years from 21.10.2010 Rent review in the 5th year FR & I Tenant option to break in October 2015	£24,000 p.a.	Rent Review 2015

(2) For the year ended 31st December 2011, Barclays Bank plc reported a pre-tax profit of £5.974bn, shareholders' funds of £62.078bn and a net worth of £54.232bn. (Source: riskdisk.com 18.04.2013.)

Total £164,000 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.

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