

Chertsey

Unit 3

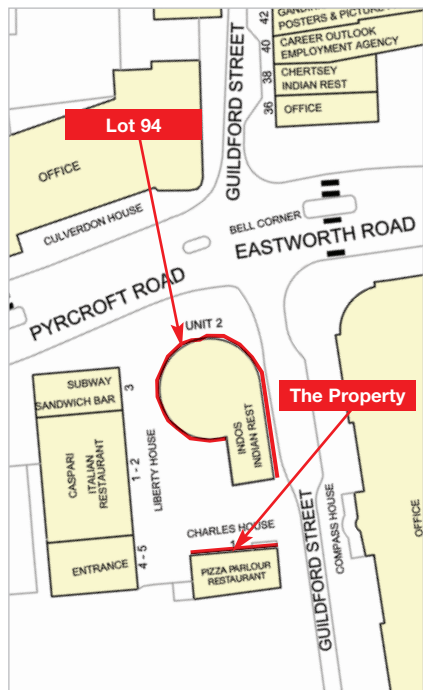
Phoenix Plaza

Guildford Street

Surrey

KT16 9GU

- **Leasehold Restaurant Investment**
- Provides a pizza parlour in a "courtyard setting"
- Let on a lease expiring 2031 (no break)
- Located adjacent to a modern residential development
- Prosperous Surrey town
- Rent Review 2019
- Current Gross Rent Reserved
£9,500 pa



Tenure

Leasehold. Held for a term of 250 years from 1st January 2005 (thus having some 239 years unexpired) at a peppercorn ground rent.

Location

Chertsey is a popular Surrey town located some 25 miles south-west of central London, 6 miles north-east of Woking and 4 miles west of Walton-on-Thames. Communications are excellent, with Junction 11 of the M25 Motorway situated within 1 mile of the town centre, Heathrow Airport within 11 miles and mainline rail services to London Waterloo with a journey time of 51 minutes.

The property is situated in the town centre in a prominent position on the south side of Guildford Street, close to its junction with Pyrcroft Road. Occupiers close by include several office buildings, Subway, Corals, Londis, Caspari Italian restaurant and a variety of other retailers.

Description

The property is arranged on the ground floor only, forming part of a larger building not included in the sale, and provides a ground floor restaurant in a "courtyard setting".

The property has the following dimensions and accommodation:

Gross Frontage to Phoenix Place	15.15 m	(49' 8")
Gross Frontage to Guildford Street	6.50 m	(21' 4")
Second Floor	82.5 sq m	(888 sq ft)

Tenancy

The property is let to T NEZAM AND TEHRAM (t/a Pizza Parlour) for a term of 15 years from 25th March 2016 at a current rent of £9,500 per annum. The lease provides for rent reviews every third anniversary and contains full repairing and insuring terms.

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 Ratings please see website.

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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