franklincommercial
COMMERCIAL PROPERTY AND BUSINESS AGENTS

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Price/premium £750,000 **Rent** £57,000 Per annum **Size** 3,299 Square feet **Ref** #3424

Address

Address: 1 Guildford Road

Postcode: KT22 9AL

Town: Fetcham

Area: Surrey

Location

Prominent location at the junction of Guildford Road and Cobham Road. Leatherhead town centre is approximately half a mile away. A restaurant has been established on this site for many years.

Description

Freehold Restaurant Investment. Guide Price £750,000- Business unaffected.

A Period, Listed building arranged over two floors, with staff accommodation to first floor. There is a substantial car park also for customer parking.

The first floor accommodation is accessed from within the building and the ground floor restaurant is well laid out with various dining areas and spacious kitchens.

The tenant has been in occupation for circa 14 years and is a Limited Company. No Director's Guarantees are in place, but a Rent Deposit of £18,000 is lodged.

Let on a 20 year FRI lease from September 2012, the passing rent is £57,000 p.a. rising to £63,000 p.a. in September 2027 until the end of the term.

We understand the current tenant would sell/surrender their lease in consideration of a realistic premium for the goodwill/fixtures/fittings & equipment- please enquire through us.

Measurements (please note these are very approximate given the nature of the property):

Ground floor- 2500 sq ft

First floor- 800 sq ft

EPC Band C.

Please view only by prior appointment and do not disturb the tenant.

General Information

Tenure:	Leasehold
Price/premium:	£750,000
Rent:	£57,000 Per annum
Rent details:	£57,000 p.a. The rent increases to £63,000 from 18th September 2027 to the end of the term on 17th September 2032.
Legal fees:	Each party to bear their own
Rateable value:	The VOA website states a current R.V. of £36,000.
Lease details:	20 years from 8th September 2012.

Features

- Character property
- Commercial investment
- Corner position
- Densely populated area
- Established dining destination
- Freehold
- Fully let investment
- Listed Building
- Prominent location
- Residential accommodation
- Viewings by appointment only
- Car park

Property Map



Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

Tenant Fees

Please note we make a reference/administration charge of £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.


ZEN GARDEN
CHINESE CUISINE




ZEN GARDEN
CHINESE CUISINE


ACT NOW! SAY NO
to Town Blocks in
Loatherhead


ZEN GARDEN


























