

# Freehold Retail Investment **FOR SALE**

23 High Street • Frimley • Surrey • GU16 7HJ

**TOWN CENTRE LOCATION**

## **GROUND FLOOR RETAIL WITH FIRST FLOOR STORAGE**



### **LOCATION:**

The subject property is situated in the centre of Frimley High Street which comprises an assortment of secondary shops and associated town centre amenities. Frimley is a reasonably large town with a population of circa 19,000, providing a mix of house types and an array of employers.

Road communications are good with Junction 4 of the M3 motorway within 1 x mile of the property

whilst both the A30 and the A331 are close by providing fast access to London and the nearby towns of Farnborough, Farnham, Guildford and Woking.

Rail communications are reasonable with Frimley main line station providing an occasional service to London (Waterloo Station), although faster and more frequent services to London are available from both Farnborough and Camberley stations.

## **MIXED-USE INVESTMENT**

**DESCRIPTION:**

The property comprises ground floor retail space, separately accessed 1st and 2nd floor ancillary space together with kitchen and WC facilities. There is parking provision to the rear for 2/3 cars.

ACCOMMODATION:		
<i>(all areas are approximate).</i>		
		<i>sq ft</i>
Ground	Retail Zone B	139
First	Kitchen	88
Ground	Retail Zone A	308
First	Internal Storage	320
Second	Internal Storage	250
	TOTAL	1,105

**LEASE TERMS:** The property has been let to Age UK (Company Registration Number 06825798) by way of a lease dated which has been drawn for period of 10 years subject to a break option in the 5th year on providing 6 months written notice. The current rent payable is £17,000.00 per annum exclusive.

**PRICE:** We are seeking **£250,000.00** which will show a purchaser a gross return of 6.80 %).

**TENURE:** The property is to be sold **FREEHOLD**.

**EPC:** The current EPC rating is B.

**VAT:** The property is not elected for VAT.

**BUSINESS RATES:**

The property is assessed as follows:  
Description: `Shop & Premises`  
Rateable Value: £14,750.00

**LEGAL & PROFESSIONAL COSTS:**

Each party is to be responsible for their own legal and professional fees incurred in the transaction.

**VIEWING:**

Strictly by prior appointment through the Sole Selling agents:



Andrew Russell      Rod Walmsley  
*andy@gascoignes.com      rod@gascoignes.com*

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**NOTE:**

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