



SITUATION

Occupying a prominent pedestrianised trading position in this highly sought after town centre, linking the prime retailing of North Street and the pedestrianised High Street, adjacent to **L'Occitane** and opposite **Fat Face**, and close to **Reiss**, **Caffé Nero**, **Ted Baker**, **House of Fraser**, **Joules**, **Hugo Boss**, **TM Lewin**, **Body Shop** and many others, and only a minutes' walk from the new **Tunsgate Quarter**, which is a high end shopping and dining destination with its own car park. Guildford is an affluent Cathedral and commuter town lying approx. 27 miles south-west of central London and enjoys excellent road access via the A3 which links with the M3 and the M25.

PROPERTY

A mid-terraced property comprising a **Ground Floor Shop** with trap door access to a **Basement** and internal access to **Ancillary Accommodation** at first and second floor level. In addition, there is a small area of flying freehold at rear ground floor level (see lease plan) and use of a rear pedestrian passageway.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	15'10"
Internal Width	13'10"
widening at rear to	16'8"
Shop & Built Depth	22'1"

Basement (Not inspected)

First Floor Ancillary

Area	Approx. 195 sq ft
Plus Kitchen & WC	

Second Floor Ancillary

Area	Approx. 225 sq ft
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VAT is applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Hotel Chocolat Stores Ltd (having 93 branches)** (guaranteed by **Hotel Chocolat Retail Ltd**) (T/O for Y/E 01/07/2018 £77.6m, Pre-Tax Profit £9.1m and Shareholders' Funds £13.6m) for a term of 10 years from 15th October 2009 together with a 5 year reversionary lease expiring on the 14th October 2024 at a current rent of **£52,500 per annum** exclusive.

***Reserve below £750,000**

Gross Yield 7%
6 week completion

View along High Street



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Vendor's Solicitors

Bower Cotton LLP

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£52,500 per annum

The Surveyors dealing with this property are
Jonathan Ross and **Steven Grossman**

For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders' page**